

97 00154



LAND USE



CIRCULATION



HOUSING



CONSERVATION



OPEN SPACE



NOISE



SAFETY

THE GENERAL PLAN OF THE CITY OF ROHNERT PARK

1995

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S U M M A R Y



CHAPTER 1 SUMMARY OF THE GENERAL PLAN

SUMMARY OF THE GENERAL PLAN

PURPOSE

The purpose of the General Plan is to provide guidelines for the physical development of the city, its sphere of influence, and of any lands outside the city boundaries which, in the City's judgment, bear a relationship to its planning area. This plan is an integrated, internally consistent and compatible statement of policies.

This General Plan update is designed to accomplish the following purposes for the City of Rohnert Park:

1. Facilitate coordination between the City of Rohnert Park and other units of government and entities (notably Sonoma State University, the Cities of Cotati and Santa Rosa, Sonoma County, and the Cotati-Rohnert Park Unified School District) with regard to planning and development issues.

2. Create a framework for participation by Rohnert Park in San Francisco Bay Area partnerships which address community improvement opportunities.

3. Assure day to day planning decisions are made within the context of the most recent, pertinent and reliable information so as to protect the City from over-burdening City services.

4. Prepare a foundation for a continuing general planning process.

5. Assure the General Plan for the City of Rohnert Park complies with State law.

The requirement to prepare a General Plan is contained in the California Government Code, Section 65300 et. seq.

The City of Rohnert Park adopted a General Plan on May 8, 1990. The City Council promised in the 1990 General Plan that it would update the General Plan by 1995. This adopted plan contained a general principle imposed by the City Council. Briefly, the principle proscribed that the City would undertake a thorough General Plan review and update prior to any annexation of land. Responding to one of several requests by property owners, the City Council voted to investigate the possible annexation of an 80-acre parcel. SB 1292 required certain

amendments to the Housing Element by July 1, 1992, AB 2080 stipulated additional information in the Housing Element, and SB 1019 specified required changes in the Housing Element. As promised in the 1990 General Plan, the City Council formed an Interim Housing Task Force. This citizen's advisory committee prepared a variety of housing proposals. In addition, the 1990 General Plan provided that: "*A citizen's General Plan committee will prepare a plan to create an open space border around the City within the context of a thorough General Plan update process.*" Therefore, the City Council decided the City should undertake a General Plan update.

The General Plan addresses the mandated elements required by Government Code Section 65302. Elements address land use, circulation, housing, conservation, open space, noise, and safety issues.

The General Plan includes the General Plan land use map, text and figures. It provides an overall understanding of the policies and goals of the City. In addition, it spells out programs for achieving the goals.

Various terms are used to define City development directions. The following definitions apply:

S U M M A R Y

1. GOAL

An abstract, general expression of an ideal value, future condition or state toward which planning and planning implementation measures are directed.

2. OBJECTIVE

An achievable, measurable and time-specific condition or state which may pertain to one particular aspect of a goal or which may be one of several successive steps toward achieving a goal.

3. PRINCIPLE

A fundamental guiding rule or doctrine based on community values, generally accepted professional doctrines, current technology and General Plan goals and objectives.

4. POLICY

A commitment of the City Council based on General Plan goals and objectives which serves as a guide to action.

5. STANDARD

Specifications, measured in terms of quality or quantities, that must be complied with or satisfied.

6. PROPOSAL

A description of how a specific

undertaking, project or implementation of a development policy will affect a specific area or site.

7. IMPLEMENTATION MEASURE OR ACTION

A procedure, project, program or technique intended to carry out a General Plan policy.

The General Plan is internally consistent. The goals, objectives, policies and programs for each of the respective elements do not conflict with each other but support each other. The General Plan draft was distributed widely to interested organizations and individuals, reviewed and discussed and amended during public hearings, and approved by the Planning Commission and the City Council. Through this process, consistency was assured between all elements of the General Plan.

All economic segments of the Rohnert Park community had an opportunity to participate in the development of this General Plan. The City Council first appointed a 10-member General Plan Citizen's Committee.

This committee conducted a Town Meeting on March 21, 1992. Approximately 120 individuals attended the meeting,

81 persons registered. Those attending divided into workgroups, led by members of the General Plan Citizen's Committee, and listed their ideas about the future of Rohnert Park (see Appendix I).

The General Plan Committee held a neighborhood meeting on April 29, 1992. The express purpose of the meeting was to discuss a proposed annexation (bounded by the eastern city limits, Valley House Drive, Petaluma Hill Road and Canon Manor). Residents of the "M" and "R" sections, the areas nearest the annexation were specifically invited to attend and the meeting was held at Rancho Cotate High School near those neighborhoods. About 80 people attended and 50 registered. Again, participants divided into workgroups led by General Plan Committee members. This format allowed citizens to express their ideas about the proposed annexation (see Appendix II).

The City distributed a Citizen's Survey to every mailing address in Rohnert Park. Out of the more than 14,500 surveys mailed, more than 2,200 were returned (see Appendix III).

Once substantial numbers of the survey forms had been returned, the General Plan Com-

S U M M A R Y

mittee decided to hold a town meeting to interpret survey results. This meeting was held on June 27, 1992. About 60 people attended and 42 registered. Participants discussed survey results in workgroups (see Appendix IV).

The General Plan Citizen's Committee held numerous public meetings, (see Appendix V). The Committee was composed of a representative cross section of viewpoints and it held spirited discussions. This Committee prepared the first draft of the General Plan.

The City Council promised in 1990 that it would prepare an update of the General Plan by 1995. During the process of the review, a majority of citizens at Town Hall meetings and in the survey indicated disagreement with undertaking the update stating that it was not a thorough process and it was not necessary until 1995 as strongly implied in 1990.

The Planning Commission held public meetings to review and discuss the General Plan (see Appendix VI). Planning Commission recommendations were incorporated into a Planning Commission Draft of the General Plan which was forwarded to the City Council.

The City Council held public meetings at which many members of the public commented

on the draft General Plan (see Appendix VII). Amendments were authorized and a final draft of the General Plan prepared.

Finally, the Planning Commission held a public hearing on the final draft on November 30, 1995 (see Appendix VIII), and the City Council held a General Plan public hearing on December 12, 1995 (see Appendix IX). Thus, ample opportunity was afforded to all those who wished to participate in development of the General Plan.

The General Plan is a flex-

ible document. State law allows a total of four amendments to each General Plan element every year. The City recognizes its responsibility to implement the General Plan, to continually monitor its status, and to keep citizens and other agencies apprised concerning the Plan's status. The essence of the General Plan is contained in the listed goals, objectives, principles, policies, standards, proposals, and implementation measures or actions.

In addition, the following general principle and policies address the City's intent regarding future planning processes.

GENERAL PRINCIPLE

If and before the City does any annexation of lands, other than that provided for in this General Plan, the City shall do another thorough General Plan review and update, focusing on the entire planning area and including a fiscal impact analysis and the required environmental documentation. A thorough General Plan review and update is defined as a process which provides opportunities for the involvement of the public, including, but not limited to, a citizen's committee duly appointed by the City Council, public meetings, citizen workshops, hearings, surveys, town meetings and written comments. A thorough General Plan review and update should follow, as much as possible, the local process for preparing and adopting a general plan revision suggested by the State of California.

GENERAL POLICIES

1.

The City recognizes that numerous Rohnert Park citizens indicated the belief that Rohnert Park should limit population growth. On the other hand, California law (Government Code Section 65583) specifies that cities shall identify adequate sites for housing and make adequate provision for housing needs projected by the association of Bay Area Governments. The California Department of Finance determined that there were 39,090 Rohnert Park residents on Jan. 1, 1994. Given that development will be limited to areas within the existing city limits and sphere of influence, the total population of Rohnert Park will be between 40,000 and 45,000.

2.

At the time of each proposed amendment to the General Plan, all elements of the General Plan shall be reviewed.

Ocean, the Russian River resort area, the Redwoods, and the Sonoma-Napa wine country, Rohnert Park is conveniently located in a beautiful area which is recognized as a very favorable location in which to reside.



REGIONAL SETTING

Rohnert Park is located in Sonoma County, which is one of the nine Bay Area counties which comprise the San Francisco Bay Area region. The counties and cities of the region make up the Association of Bay Area Governments (ABAG).

Sonoma County is bounded on the south by Marin County, on the west by the Pacific Ocean, on the north by Mendocino County and on the east by Napa and Lake counties.

Rohnert Park is approximately 45 miles north of the

Golden Gate Bridge. U.S. Highway 101 extends through the City of Rohnert Park in an almost exact north and south alignment.

Rohnert Park sits immediately adjacent to the City of Cotati and midway on U.S. Highway 101 between the cities of Santa Rosa to the north and Petaluma to the south.

Rohnert Park rests on flat land which has a gentle downward slope to the northwest.

The area enjoys a relatively mild climate.

With easy access to the San Francisco Bay Area, the Pacific

L A N D U S E



CHAPTER 2
LAND USE

GOALS

- Maintain and enhance existing family oriented residential neighborhoods and assure new neighborhoods and villages are family oriented.
- Create a compatible and diversified mix of open space, public, residential, commercial and industrial land uses in the city.
- Insure an aesthetically pleasing community.
- Maintain land use patterns consistent with the ability to pay for and assure adequate levels of public services and facilities.

2.1 - INTRODUCTION

This chapter outlines the goals, objectives, principles, policies, standards, proposals and implementation measures to keep Rohnert Park a very nice and pleasant place in which to live, work and do business.

Rohnert Park's land use patterns were generally guided by the original master plan for the city envisioned by the founders. Yet, significant

changes were made to the Plan, especially during the last 15 years.

Rohnert Park is one of the newest communities in Sonoma County. It was founded in 1956 and incorporated in August, 1962.

Rohnert Park is evolving into a well-balanced community with pleasant residential neighborhoods, parks, schools, a state university, a community center, a sports center, a performing arts center, wine center, commercial shopping centers and industrial parks. Large employers include the Hewlett-Packard Company, State Farm Insurance Companies, Sonoma State University, Red Lion Hotel, Pacific Bell and Parker/Compumotor Corporation. There exist a large number of small and medium size businesses. Most of the development in Rohnert Park has taken place since 1973 when the population was 11,500. As of Jan. 1, 1994, the estimated population was 39,090. The City has developed a solid, mixed economic base, a variety of residential types, many civic facilities and educational facilities.

The physical development of the city is affected by U.S. Highway 101 which runs north and south through the community, separating the

east side from the west side. The Northwestern Pacific Railroad also bisects the city, extending in a southeast to northwest direction. Several major flood control channels extend through the city from the east to the west, including Five Creek Diversion, Hinebaugh Creek and Copeland Creek.

The total area of the city in 1995 was 4,352 acres. Nearly one-half of the land in Rohnert Park was devoted to residential uses (see Fig. 2.1). More than 635 acres of land was used for streets and highways, approximately the total area of the city when it was incorporated. About one-quarter of the area in the city was devoted to industrial, commercial and office uses.

In 1995, 3,829 acres were developed, compared to 467 acres of undeveloped land (see Fig. 2.2). Of the developed land, 1,875 acres (49 percent) were used for residential purposes, 672 acres (18 percent) were used for public and quasi-public uses, 560 acres (15 percent) were used for streets and highways, 373 acres (10 percent) were occupied by industrial uses, 297 acres (7 percent) were devoted to commercial uses, and 52 acres (1 percent) were used for offices (see Fig. 2.3).

The pattern of uses assigned to undeveloped land is markedly different from the existing development pattern (see Fig. 2.4). Most undeveloped land has been set aside for industrial uses (211

acres or 45 percent). Seventy-seven acres of undeveloped land (17 percent) would be suitable for residential development.

Undeveloped commercial

and industrial land is generally located west of the Northwest Pacific Railroad and undeveloped residential land is generally east of the railroad (see Fig. 2.5).

The total acreage remaining to be developed for residential units within the existing city limits is 77 acres. This undeveloped land would accommodate 700 dwelling units, based on approved preliminary plans. Most of the units would be built in the southeast area of the city referred to as the "M" neighborhood.

When all anticipated housing is built within the city limits, Rohnert Park would have 15,983 residential units (see Fig. 2.6).

As of Jan. 1, 1994, there were 39,090 Rohnert Park residents. When construction occurs in areas within the existing city limits and sphere of influence, the city's total population will be between 40,000 and 45,000. This assumes an average of 2.66 persons per dwelling unit.

2.2 - RESIDENTIAL

For the most part, the city's residential development has been based on the "neighborhood" concept. Following this concept, elementary schools

Figure 2.1
TOTAL DEVELOPED AND UNDEVELOPED LAND
BY LAND USE

Rohnert Park, 1995

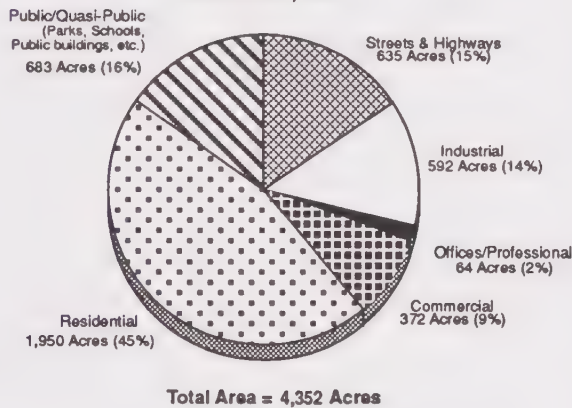
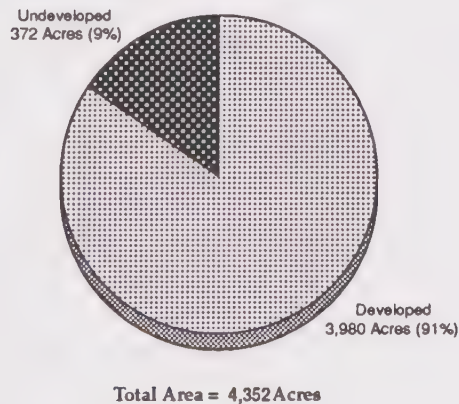


Figure 2.2
DEVELOPED AND UNDEVELOPED LAND BY ACREAGE

Rohnert Park, 1995



and parks have been clustered together in neighborhoods. Schools, parks and neighborhood shopping centers have been placed within convenient walking distances of nearby residences. Of the existing land designated for residential use within the city limits, 4 percent, or approximately 75 acres is undeveloped. As of January 1992, Rohnert

Park's housing stock was composed of 14,205 units (see Fig. 2.7). Residential development through the mid '90s will be limited due to the lack of sufficient wastewater treatment capacity. Additional wastewater treatment capacity will not be available until 1997 or later according to the City of Santa Rosa which operates the subregional sewerage treatment system.

During the '80s, the City experienced significant development of apartment units and condominiums. Development of such units slowed in recent years for a variety of reasons, including changes in the federal and state tax laws which removed some investment incentives for multi-family housing.

The City has strived to provide the opportunity to develop residential areas to suit different consumer preferences, tastes and purchasing ability.

2.3 - POPULATION, HOUSEHOLD AND JOB FORECASTS

The Association of Bay Area Governments (ABAG) prepared draft projections, dated August 1994, of population, households, jobs and employed residents for each jurisdiction in the Bay Area

Figure 2.3
DEVELOPED LAND WITHIN THE CITY BY LAND USE
Rohnert Park, 1995

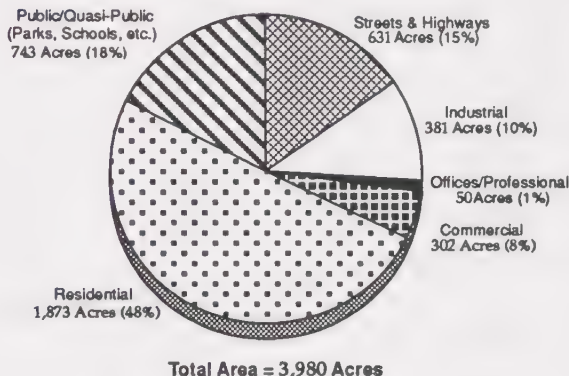
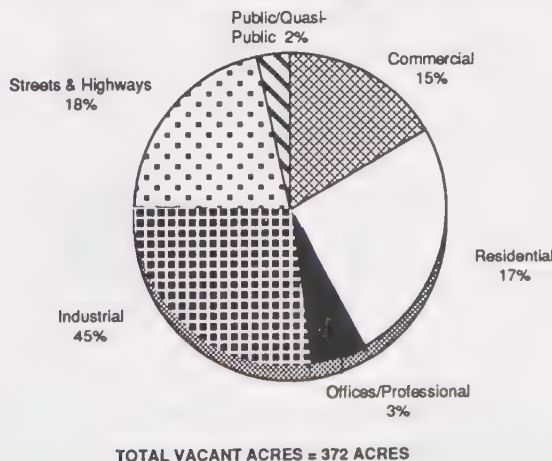


Figure 2.4
UNDEVELOPED LAND BY LAND USE
ROHNERT PARK, 1995



LAND USE

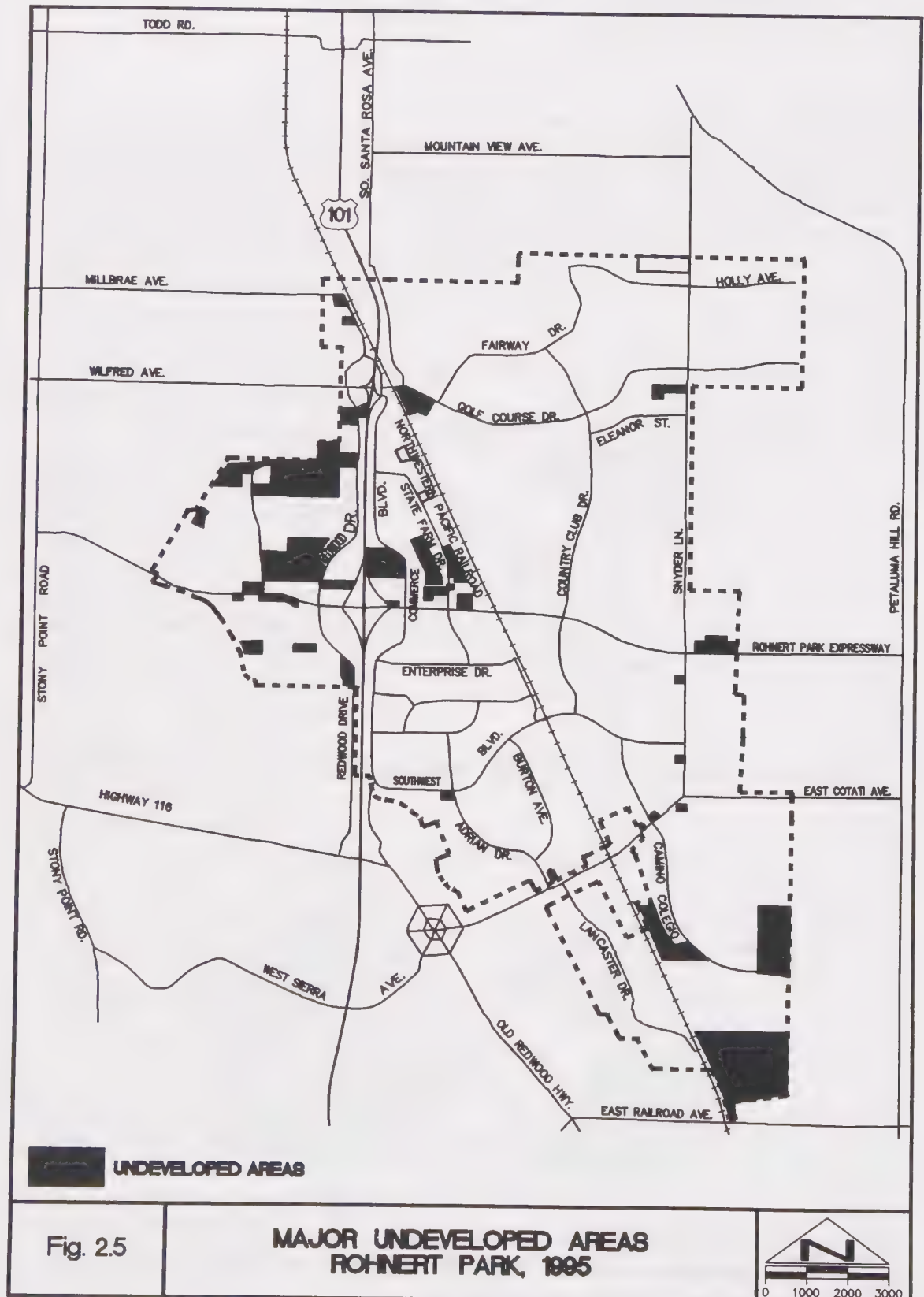


Figure 2.6

**DWELLING UNITS AND ESTIMATED POPULATION
WITHIN EXISTING CITY LIMITS BY NEIGHBORHOOD
Rohnert Park**

NEIGHBOR- HOODS	SINGLE FAMILY UNITS	CONDO- MINIUM DWELLING UNITS	MULTIPLE FAMILY DWELLING UNITS	MOBILE HOME DWELLING UNITS	TOTAL NUMBER OF UNITS	TOTAL NO. OF PERSONS At 2.66 per DWELLING UNITS
A	549	321	886	—	1,756	4,671
B	828	80	676	126	1,710	4,549
C	672	681	587	286	2,226	5,921
D	582	—	—	—	582	1,548
E	485	88	21	309	903	2,402
F	385	222	—	—	607	1,615
G	749	110	—	—	859	2,285
H	799	256	239	—	1,294	3,442
J	137	—	—	—	137	364
L	611	37	117	—	765	2,035
M	1,009	679	232	*152	2,072	5,512
R	160	74	0	—	234	622
S	293	539	653	—	1,485	3,950
West of 101	—	—	295	597	892	2,373
Central	—	—	461	—	461	1,226
TOTAL	7,259	3,087	4,167	1,470	15,983	42,515

* Sonoma Grove Travel Trailer Park

including Rohnert Park (see Fig. 2.8). The City may prefer other forecasts; believes that the ABAG forecasts are too high, and is challenging the ABAG forecasts.

These forecasts are used to estimate Rohnert Park's "fair share" of housing development according to California Government Code Section 65583. ABAG forecasts that the Rohnert Park population will increase from 41,900 in 1995 to 50,200 in 2010. There

would be 3,730 additional households over the 15-year period, generally 250 new households (and housing units) per year, according to the forecast.

ABAG also prepared a forecast of jobs and employment. In the past, the number of jobs in Rohnert Park was considerably less than the number of individuals employed in the city. Most residents commuted to jobs outside of Rohnert Park.

ABAG forecasts that, in the future, there will be more jobs in Rohnert Park than the number of residents employed.

2.4 - MOBILE HOME PARKS

In 1989, there existed five mobile home parks in Rohnert

LAND USE

Figure 2.7
TOTAL DWELLING UNITS
Rohnert Park, 1980 -1994

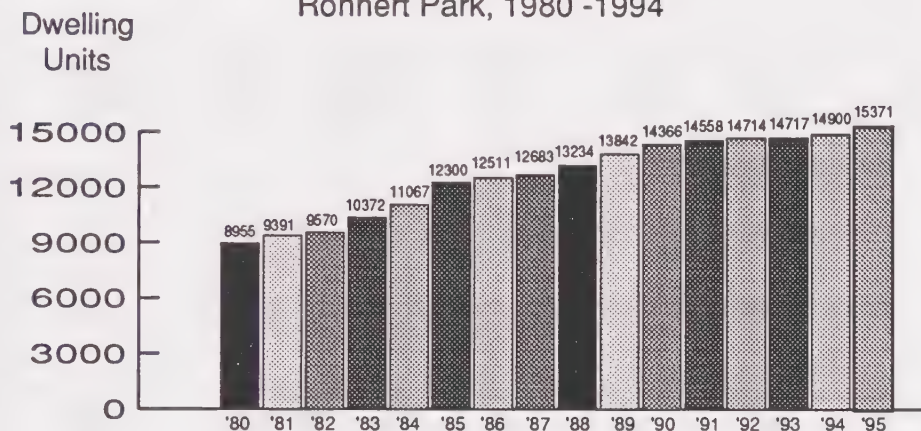


Figure 2.8
ABAG FORECASTS
Rohnert Park, 1980 - 2010

	1980	1990	1995	2000	2005	2010
Total Pop.	24,541	37,470	41,900	44,700	47,700	50,200
Households	8,813	13,965	15,260	16,490	17,840	18,990
Househol Pop.	24,119	36,862	41,200	44,000	46,900	49,400
Total Jobs	5,280	12,025	14,900	19,300	23,600	28,900
Employment	11,129	19,866	19,300	21,200	23,200	26,000

Park with 1,338 occupied units. Three of the parks with a total of 720 spaces are reserved for adults.

2.5 - COMMERCIAL

Previous Land Use plans provided for a central regional commercial area. The area is along the Rohnert Park Expressway

on both sides of the U.S. Highway 101 Interchange from Hinebaugh Creek and the Laguna de Santa Rosa on the west to the Northwestern Pacific Railroad on the east. In addition,

there are neighborhood or service commercial areas designated throughout the city, each located to serve a well-defined area.

Since the adoption of the City's General Plan in 1990, there has been substantial commercial development west of U.S. Highway 101. Major commercial establishments that have opened include Price Club, Target and Food 4 Less (Expressway and Labath), Wal-Mart, Levitz Furniture, Home Depot and Pep Boys (Redwood Drive and Wilfred Avenue). Three restaurants, The Olive Garden, Red Lobster and Bakers Square, have opened on the Expressway and Redwood Drive. Chili's and Fresh Choice have opened on Redwood Drive and Wilford Avenue.

2.6 - U.S. HIGHWAY 101 FRONTAGE

Most of U.S. Highway 101 frontage has been designated commercial and industrial in order to accommodate the types of uses that desire freeway exposure.

In recent years the City has improved its image along U.S. Highway 101 by eliminating some poorly maintained build-

ings and by working with the owners of the properties to upgrade their buildings and landscaping.

2.7 - INDUSTRIAL/ DISTRIBUTION

The city has large areas designated for industrial and service activities. The major employer in Rohnert Park is the Hewlett-Packard Company plant located at the south edge of the city (1,283 employees). Regional offices of State Farm Insurance Companies bounded by the Expressway and State Farm Drive employs 1,017 employees. The regional offices of Pacific Bell employ 420 individuals. Parker/Compumotor employs 193 persons. Sonoma State University, located just outside the eastern city limits, also is a major community employer. It employs 1,050 individuals.

On the east side of U.S. 101, the industrial/distribution areas include the lands between the railroad tracks and U.S. 101, from Hinebaugh Creek north to Golf Course Drive. Located in this area are the Pacific Bell's regional offices, Big 4 Rents, Northbay Boats, Transworld System, Inc., Sequoia Business Park and a large number of small and medium size firms.

On the east side of the freeway there remains 25 acres, with the exclusion of Hewlett-Packard, yet to be developed of the 210 acres designated for industrial/distribution use.

On the west side of U.S. 101, the industrial/distribution area includes the lands from Redwood Drive to the westerly city limits, between Hinebaugh Creek on the south, to Business Park Drive on the north.

The Laguna Verde Industrial Park, in the Labath Avenue area, has many individual businesses and industrial uses in medium-sized buildings ranging from 9,000 sq. ft. to 30,000 sq. ft. in area.

The Rohnert Business Park, north of the Laguna Verde Industrial Park, is comprised of large lots ranging from five acres to 20 acres in area. It is designed to attract large users. To date, The Press Democrat/New York Times, Parker/Compumotor and many small businesses are located in this area.

Most of the areas on the east and west sides of U.S. Highway 101 have been subdivided. Improvements have been installed, including underground utilities, sewer mains, water mains, streets, curbs, gutters and drainage facilities. The existing im-

provements make the areas available for immediate development. Master environmental impact reports were prepared, updated when needed, and certified (see Fig. 2.9) in order to give City officials as much information as was available at the earliest opportunity.

2.8 - SPHERE OF INFLUENCE

The sphere of influence represents the urban boundary of the city as approved by the Sonoma County Local Agency Formation Commission (LAFCO), the political body that has authority to approve annexations to cities. The sphere of influence includes areas to be eventually annexed and served by the City.

The Cortese-Knox Local Government Reorganization Act of 1985 (Government Code Section 56000 et. seq.) establishes procedures for accomplishing annexations. According to the Act:

- 1) A local Agency Formation Commission (LAFCO) was established in Sonoma County.
- 2) LAFCO is charged with reviewing and acting upon all annexation

requests (Government Code Section 56375 (a) and defining a city's sphere of influence, the future physical boundaries and service area of a city (Government Code Sections 56425 and 56076).

3) Sonoma County LAFCO has adopted Standards, Policies and Guidelines for the Evaluation of Proposals and Rules of Procedure which detail procedures for considering annexation proposals and sphere of influence amendments in Sonoma County.

4) Annexation requests can be made by either the City or the landowner/voters in the unincorporated territory.

The current LAFCO-approved sphere of influence is coterminous with the existing city limits with two exceptions.

The Canon Manor area between the city's easterly city limits and Petaluma Hill Road was included in the city's sphere of influence by LAFCO although the city specifically requested that area not be included. This area is addressed separately in this element (see 2.13 - Canon Manor).

There are 23.9 acres immediately outside the city limits but in the sphere of influence. This area is located north and south of Wilfred Avenue and west of Redwood Drive. Redwood Drive has been substantially improved by the city. The State has completed improvements to the U.S. Highway 101/Wilfred Avenue on and off ramps. The area consequently has become a prime site for commercial development. Suitable public services to support such commercial development would be available only from the City of Rohnert Park.

2.9 - PLANNING AREA

The General Plan should address all areas within the city limits plus "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Section 65300). Since certain planning issues cross political boundaries, the law provides for planning outside the city's boundaries. Addressing planning issues outside city boundaries also helps communicate city policies to neighboring ju-

L A N D U S E

Figure 2.9

LIST OF MASTER ENVIRONMENTAL IMPACT REPORTS

Rohnert Park, 1974 to 1994

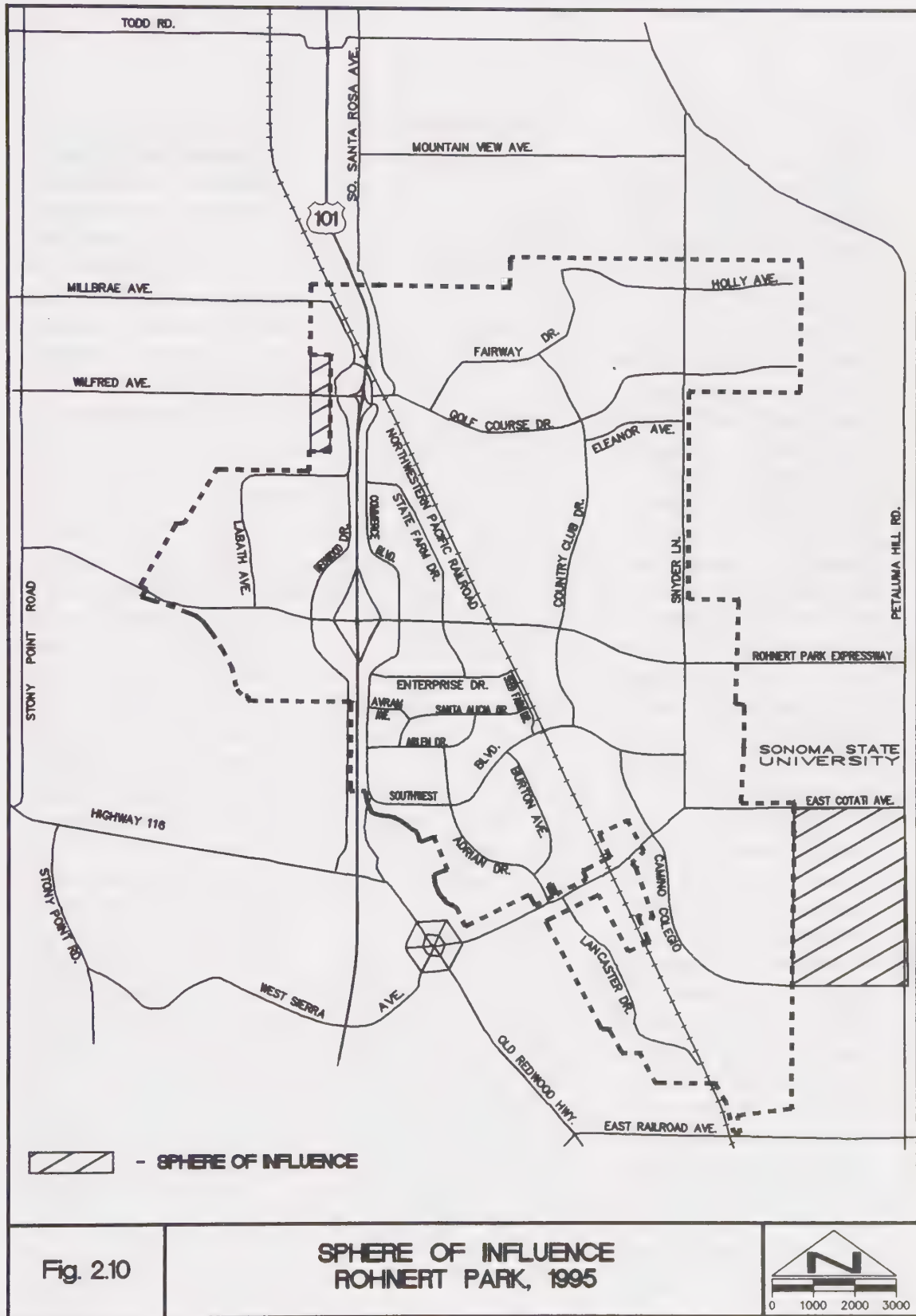
DATE CERTIFIED	TITLE	AREA (ACRES)	APPROXIMATE BOUNDARIES
8/19/74	COFEGO E.I.R.	275	North - Hinebaugh Creek South - Copeland Creek East - Railroad tracks West - City limits
9/26/74	Western Gold E.I.R.	60	North - Executive Avenue South - Hinebaugh Creek East - Railroad tracks West - Commerce Boulevard
6/27/77	Siskel Industrial Development E.I.R.	121	North - Business Park Drive South - Hinebaugh Creek East - Redwood Drive West - City limits
1/11/79	Quantas E.I.R.	288	North - East Cotati Avenue South - East Railroad Avenue East - City limits West - Railroad tracks
11/23/81	Hewlett Packard E.I.R.	225	North - a line 2000 feet south of East Cotati Avenue South - East Railroad Avenue East - City limits West - Railroad tracks
8/25/87	East Cotati Avenue Annexation E.I.R.	205	North - Rancho-Cotate H.S. and Sonoma State University South - Hewlett Packard plant East - City limits West - Camino Colegio
7/24/89	Northwest Rohnert Park Programmed E.I.R.	78	North - City limits South - Business Park Drive East - Mt. Shadow Golf Course West - City limits
11/13/90	Wal-Mart E.I.R.	20	North - Millbrae Avenue South - Property Line East - Redwood Drive West - Dowdell Avenue

L A N D U S E

Figure 2.9 continued
LIST OF MASTER ENVIRONMENTAL IMPACT REPORTS
Rohnert Park, 1974 to 1994

DATE CERTIFIED	TITLE	AREA (ACRES)	APPROXIMATE BOUNDARIES
1/22/91	Expressway Mall E.I.R.	83.6	North - Hinebaugh Creek South - Rancho Feliz M.H.P. East - U.S. Highway 101 West - City Limits Rancho Verde M.H. P.
2/22/91	Civic Center E.I.R.	8.4	North - Hinebaugh Creek South - Rohnert Park Expressway East - N.W. R.R. West - Property Line
2/26/91	Rohnert Business Park E.I.R.	32	North - Labath Creek South - Property Line East - Labath Avenue West - Labath Creek
3/12/91	Pump Station E.I.R.	2	City of Rohnert Park
7/23/91	Home Depot E.I.R.	13.5	North - Property Line South - Property Line East - Redwood Drive West - Dowdell Avenue
8/27/91	University Square E.I.R.	12	North - E. Cotati Avenue South - Bodway Parkway East - City Limits West - Bodway Parkway
10/10/91	Sonoma County Wine Center E.I.R.	2.2	North - Roberts Lake South - Property Line East - Property Line West - Robert Lake Road
1/11/94	Laguna Apt Center E.I.R.	8	North - Laguna Drive South - Rancho Feliz M.H. Park East - Redwood Dr. West - Property Line

LAND USE



risdictions. Extra territorial planning can help guide the orderly and efficient extension of services and utilities, help preserve open space, and help establish consistent local government plans and standards.

The sphere of influence should be considered when determining the planning area. There exists no direct statutory link between the sphere of influence and planning area. The City may want to extend its planning area beyond the sphere of influence to assist in coordinating its plans with those of other jurisdictions.

Local governments need to coordinate their planning. Municipal and county governments may jointly delineate planning areas, ratified by formal agreements.

The City of Santa Rosa recently proposed changes in its sphere of influence. At present, the southern-most extent of the Santa Rosa sphere of influence is Todd Road. Generally, Santa Rosa proposes extending its sphere of influence south on either side of Santa Rosa Avenue to Santa Rosa Avenue/U.S. Highway 101 interchange. This constitutes an area of mixed commercial, industrial and residential strip development along a major arterial. Officials from Rohnert Park and Santa Rosa have met to discuss pro-

posed sphere of influence boundaries and how to maintain an open space, community separator between the two jurisdictions.

Residents of the unincorporated area south of Santa Rosa and northeast of Rohnert Park have announced a campaign to create a new city of Bennett Valley. One boundary of the proposed city would be Petaluma Hill Road. Creation of such a city may impact Rohnert Park. Of particular concern is the development pattern in the area between Petaluma Hill Road and the ridgetop to the east.

The City has received annexation inquiries from owners of property east and west of the city limits. One way to judiciously consider these requests and to proactively plan development is through the specific plan process (see Section 2.13).

The areas north and west of Rohnert Park are specifically identified as a community separator in the Sonoma County General Plan. According to recently adopted policies, LAFCO will not approve extensions of a community's sphere of influence or an annexation of territory so designated. Land Use decisions affecting these areas should be made by Sonoma County in

consultation with the City.

Given the several issues discussed above, a planning area was identified for the purposes of preparing this General Plan (see Fig. 2.10). Generally, the planning area extends to Todd Road to the north, Petaluma Hill Road to the east, and Stony Point Road to the west.

2.10 - OPEN SPACE

Sonoma County has experienced rapid development in recent years. One fear of many County residents and leaders is that development will fill in areas between identifiable communities. Sonoma County has thus adopted policies to maintain open space areas between communities or community separators.

Residents in Rohnert Park are similarly concerned about the loss of identifiable boundaries to the city. In the Citizen's Survey and at public meetings, citizens supported creation of open space boundaries surrounding the city.

There has been much debate about the definition of open space. According to the State Government Code Section 65560(b) definition, open space land is defined as any parcel or area of land or water which is

essentially not improved and devoted to an open space use for the purposes of: (1) preservation of natural resources; (2) managed production of resources; (3) outdoor recreation; and (4) public health and safety.

Many methods for conserving open space were discussed during preparation of this General Plan. Given the high cost of land in the Rohnert Park area, a variety of innovative techniques will need to be used to create an open space buffer such as purchase of open space easements, performance zoning and transfer of development rights.

In 1990, Sonoma County voters approved a 1/4 cent sales tax for the preservation of agricultural lands and open space. The Sonoma County Agricultural Preservation and Open Space District was formed for administration of these funds. The District has held public hearings and identified a process for determining lands to be preserved. Preservation of community separator lands is a primary goal. The preservation of community separator lands will help Rohnert Park to form a greenbelt around the city.

2.11 - SONOMA STATE UNIVERSITY

Sonoma State University is located on 214 acres on the easterly city limits contiguous to and east of the Rancho Cotate High School and north of East Cotati Avenue.

For many years, Sonoma State University has had a significant influence on the City of Rohnert Park and the adjacent City of Cotati. It will undoubtedly continue to play a major role and have a significant influence on the city. Many employees and students of the University live and shop in Rohnert Park.

The University's 1991/92 total enrollment was 7,567 students. The University currently has a staff of 1,050 and an annual payroll of \$40 million. The University anticipates a student ceiling of 10,000 FTE. At build-out, there would be approximately 1,500 faculty and staff.

Unlike many other communities near universities, there does not exist an area predominantly populated by students in Rohnert Park. Students live throughout the city.

Planning in Rohnert Park should take into account the housing needs of Sonoma State University students, faculty and staff as well as impacts on community facilities and services.

2.12 - SCHOOLS

Rohnert Park is served by the Cotati-Rohnert Park Unified School District. The City and District have as good a working relationship as can be found within the State of California. The cooperation starts at the top with annual meetings and discussions between the City Council and the Board of Education. Officials of the City and the School District have long acknowledged that inter-agency cooperation is to their mutual advantage and more importantly serves and benefits the citizens of Rohnert Park.

The School District encompasses both the cities of Rohnert Park, Cotati and some surrounding areas. As of November, 1994, the enrollment for the District was 7,915 (see Fig. 2.11).

Presently, the School District operates one high school, one continuation school, two middle schools, and six elementary schools within Rohnert Park.

Recently, the District built a permanent continuation high school on Labath Avenue.

The School District constructed a new middle school on a 50-acre site located on the eastside of Snyder Lane south of Keiser Road. The lands are

Figure 2.11
ENROLLMENT
Cotati-Rohnert Park Unified School District, 1992

SCHOOL	WITHIN ROHNERT PARK	ENTIRE DISTRICT
Rancho Cotate H.S.	1,463	1,463
El Camino Continuation H.S.	124	124
Rohnert Park Junior H.S.	808	808
Middle School	0	193
Elementary Schools	4,235	4,552
Special Education	122	122
Alternative Education	29	29
TOTAL	6,781	7,291

within the unincorporated area. The City of Rohnert Park has agreed to provide services.

The middle school was named Creekside Middle School. The Rohnert Park Junior High has been converted to a middle school and renamed Mountain Shadows Middle School.

The City and School District have worked together in the past to develop elementary school campuses on which relocatable buildings were constructed in order to house students living in new residential areas. The cooperation between the City and the School District in developing such facilities has negated the need for double sessions.

The Gold Ridge Elementary

School on Golf Course Drive is located on City-owned land. The land and buildings are leased to the School District.

The School District acquired a 10-acre portion of the city's public facilities site in the "M" Neighborhood and developed the Monte Vista Elementary School.

Schools are located adjacent to park sites which provide maximum utilization of open space and recreational facilities associated with parks and school sites. The City and the School District have worked out programs under which the City maintains the turf areas and playfields on the school grounds as part of its regular park maintenance program. The School District reimburses the City for such services.

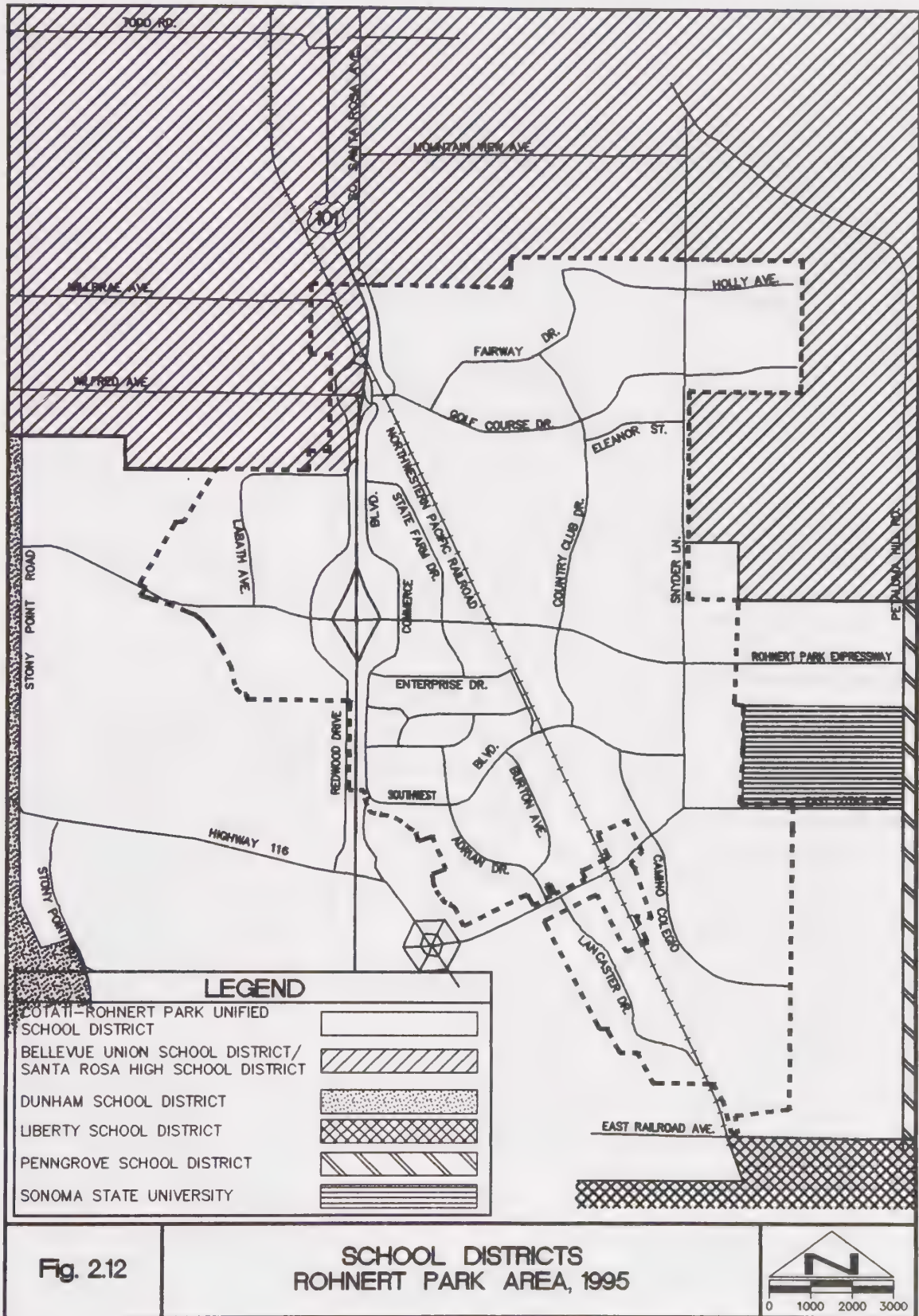
The City and the School District also have an ongoing cooperative program that maximizes the utilization of city facilities and School District facilities. School facilities are made available for community use when such use would not conflict with educational related activities. In turn, the City has developed recreational facilities on school sites which are used by the schools during school hours and which are available to the community during non-school hours. One undeveloped area for such improvement is located between Mountain Shadows Middle School and Benecia Park.

Areas in the planning area are also in the Bellevue Union Elementary School District and Santa Rosa High School District (see Fig. 2.12).

2.13 - SPECIFIC PLAN AREAS

Government Code Section 65450 authorizes cities to prepare or cause to be prepared specific plans to implement the General Plan. Specific plans can function as zoning for an area and unincorporated territory can be preplanned and prezoned in preparation for future annexation.

LAND USE



In 1992, the City Council adopted an ordinance which provided for the preparation of specific plans. This ordinance stipulated that specific plan areas would be identified in the General Plan.

2.14 - CANON MANOR

The Canon Manor Subdivision is located immediately south of Sonoma State University, east of the city limits, and west of Petaluma Hill Road. Large lot development has been allowed by the County on parcels which are served by graveled roads, individual water wells and septic tanks. City concern about the proliferation of water wells and septic tanks in close proximity to each other has been expressed to the County of Sonoma. The Sonoma County Department of Public Health has raised concerns about the infiltration of nitrates from septic systems into water wells.

Public improvements, commonly provided within the city limits, either do not exist or were not constructed to City standards in Canon Manor. LAFCO retained Canon Manor in the City's sphere of influence so as to require that the City

help address infrastructure issues. Property owners, Sonoma County and the City of Rohnert Park are considering alternative facility standards, costs and mechanisms to install needed facilities. Public facilities in the Canon Manor subdivision should be improved to mutually acceptable standards. Canon Manor subdivision property owners and residents shall pay the entire cost of the required public improvements in addition to other commonly required payments. Pressure may be placed on the City in the future to consider annexing this area in order to extend services.

2.15 - COMMUNITY FACILITIES

ADMINISTRATIVE OFFICES

The City's administrative offices (City Hall) are housed in a 6,600 square foot building located at 6750 Commerce Boulevard. Built in 1972, the building is where the City Council meets.

PARKS

Most city parks have been

located in conjunction with elementary and junior high schools. Some parks have community center buildings, such as Benecia Park Recreation Building, Burton Avenue Recreation Building and Ladybug Recreation Building. Additional buildings are expected to be built in other parks, including Golis Park and in the "M" Neighborhood Park. Neighborhood Centers may not be necessary in every park.

COMMUNITY CENTER COMPLEX

The City's Community Center complex, at the southwest corner of the Rohnert Park Expressway and Snyder Lane, houses three outstanding community facilities: a 20,000 square foot Community Center Building; a 33,000 square foot Sports Center, and a 37,000 square foot, 500 seat Performing Arts facility (see Fig. 2.13). Office space in the community center is inadequate. An office addition is being considered. The Performing Arts Center is adequate and will be through the year 2000. Needed additions at the Sports Center identified by the Park and Recreation Commission include an expanded weight room and racquetball courts.

LAND USE

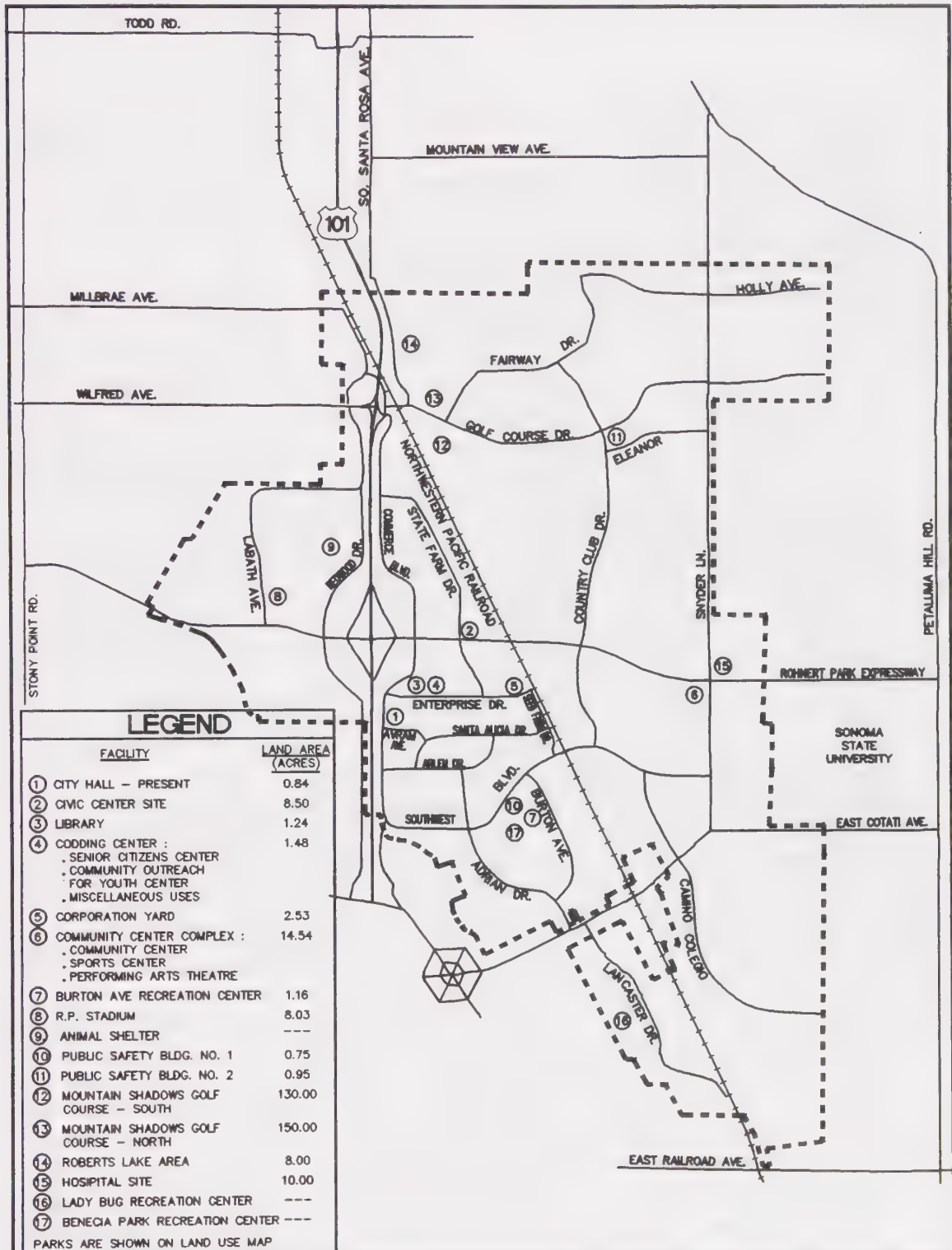
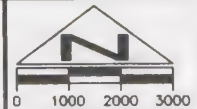


Fig. 2.13

MAJOR CITY OWNED COMMUNITY FACILITIES ROHNERT PARK, 1995



being considered. The Performing Arts Center is adequate and will be through the year 2000. Needed additions at the Sports Center identified by the Park and Recreation Commission include an expanded weight room and racquetball courts.

PUBLIC SAFETY FACILITIES

The City has four Public Safety facilities. Stations are located on Southwest Boulevard, on Country Club Drive and on Maurice Avenue. The first phase of the Civic Center, a 30,000 sq. ft. headquarters for the Department of Public Safety, was dedicated in 1992.

With limited access across U.S. Highway 101, there exists a need for a Public Safety Substation west of the highway.

NEW CIVIC CENTER

The City owns 8.37 acres north of the Expressway, west of the railroad, and south of Hinebaugh Creek on City Hall Drive. This site is reserved for the development of a Civic Center complex. An approved conceptual site plan for the complex includes three buildings: a Public Safety facility, a City Hall facility and a separate City Council Chamber building (see Fig. 2.14).

POOLS

The City operates four pools. Each pool is an outdoor pool located in a park. The pools are located in Alicia Park, Benecia Park, Ladybug Park and Honeybee Park. Each pool has an adjacent office and changing rooms. Solar heaters to warm pool water have been installed at each pool.

Development plans for the "M" Section park include construction of an outdoor pool.

Original plans for the Community Center included construction of an indoor lap pool adjacent to the Sports Center. In 1989, a citizen's committee proposed construction of an indoor aquatics complex. No official action was taken on either of these proposals.

ROHNERT PARK STADIUM

The City-owned Rohnert Park Stadium on Labath Avenue was built in 1981. It is now the home of a California League professional baseball team, the Sonoma County Crushers.

It is also used for various countywide school and recreational softball leagues and other activities throughout the year.

Rohnert Park weather can be cold at night which can discourage attendance. In order to im-

prove spectator comfort, a roof over the stands was constructed.

ROBERTS LAKE

Roberts Lake, in the northwest corner of the city, is a five-acre man-made lake stocked with fish. The lake has become a recreational resource for many fishing enthusiasts, young and old, as well as a good location for model boat hobbyists. Access to the lake was much improved with the completion of Roberts Lake Road. The lake area was refurbished and the banks stabilized to accommodate the added users. If the lake were deepened, it would provide habitat for a wider variety of fish.

SONOMA COUNTY WINE AND VISITORS CENTER

The new 13,000 sq. ft. wine center is located on City-owned land at the south end of Roberts Lake adjacent to Roberts Lake Road. The wine center was built through the efforts of the Sonoma County Wineries Association and includes a working winery; a tourist information center for Sonoma County wineries, a tasting room and meeting rooms (see Fig. 2.15).

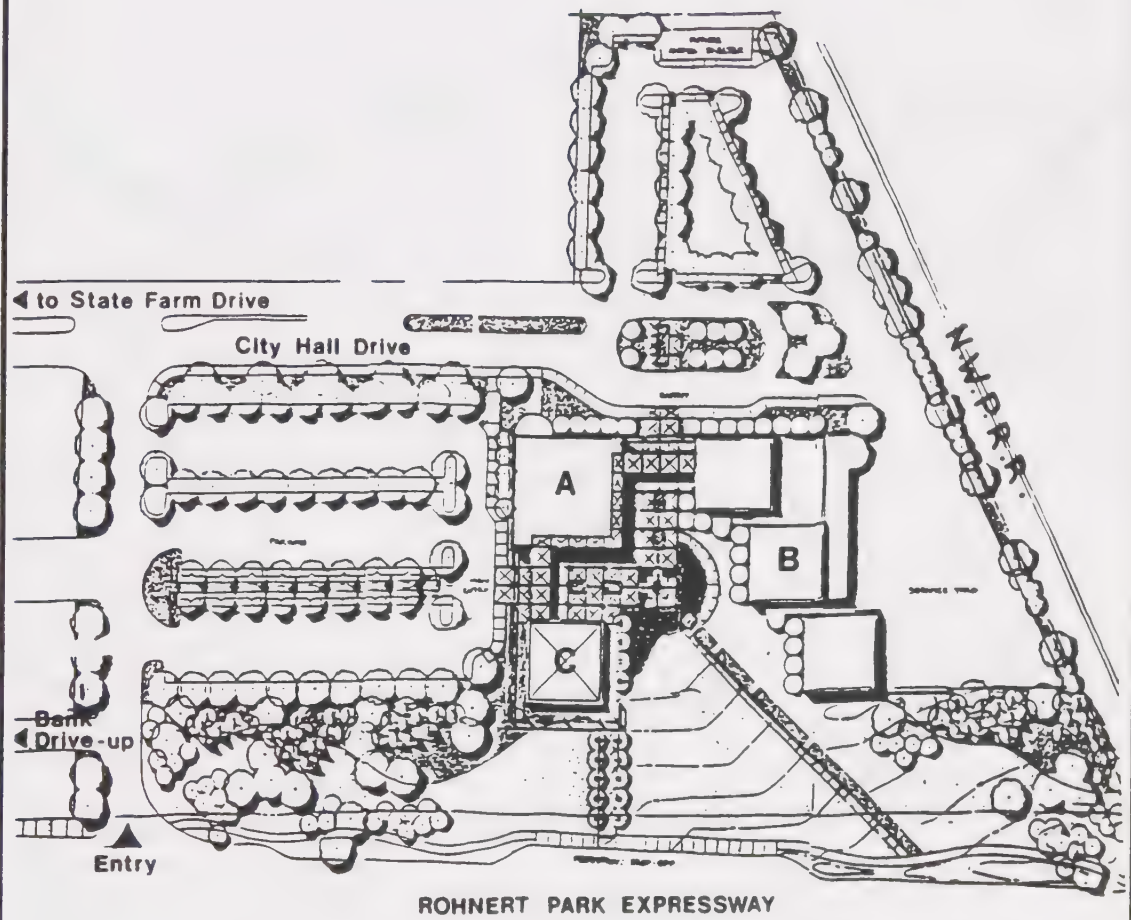


Fig. 214

CMC CENTER DESIGN PLAN
ROHNERT PARK, 1995



LAND USE

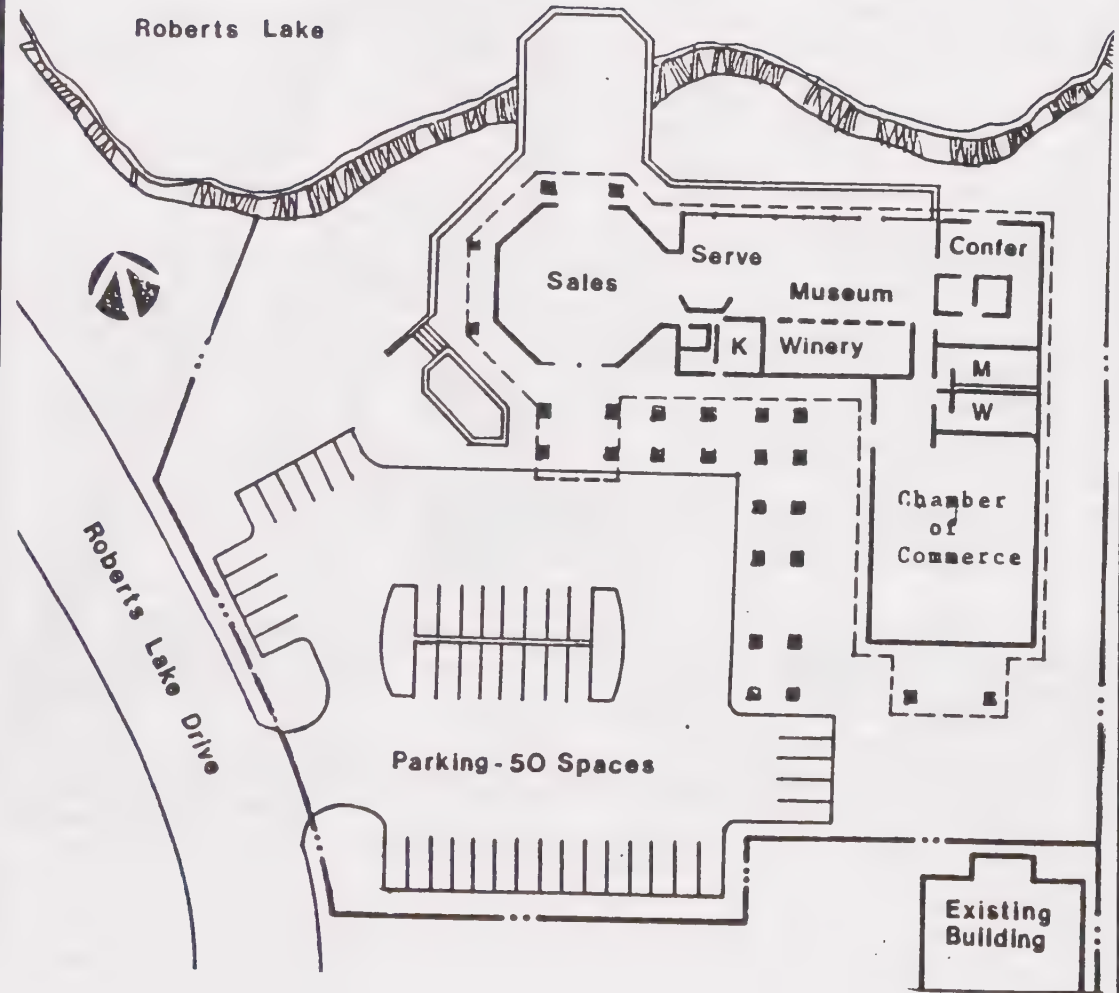


Fig. 2.15

SONOMA COUNTY WINE AND VISITORS CENTER
ROHNERT PARK, 1995



GOLF COURSES

The City presently owns two golf courses which comprise nearly 280 acres. The Mountain Shadows South Course totals approximately 130 acres and the Mountain Shadows North Course totals approximately 150 acres. Both golf courses are operated by American Golf Corporation under a lease arrangement with the City. The golf courses provide open space vistas at numerous street locations. Approximately 482 homes have rear yards which back onto the golf courses, thus providing open space vistas to their occupants.

The City recently had a feasibility study prepared which indicates the area could support another golf course in addition to the ones already being constructed in the county. The August 1989 Study prepared by Economic Research Associates, entitled, "Market Demand Analysis for Rohnert Park Golf Course," is incorporated herein by reference.

HOSPITAL

The City holds title to a 10-acre "hospital" site between Medical Center Drive and Rohnert Park Expressway. The City has sought to form a partnership with a provider to develop a hospital on the site. There are excess beds in the

existing hospitals in Sonoma County because of changing trends in the treatment of illness. Therefore, to date, nothing has occurred which would indicate early development of a hospital. It may be appropriate to investigate other health care related uses of the "hospital" site.

ANIMAL SHELTER

The City completed construction of an animal shelter in 1994. The shelter building includes a variety of facilities designed to provide a healthful and safe environment to house and promote the adoption of pets. The shelter is located at the west end of J. Rogers Lane and is operated by the City. Friends of the Animals in the Redwood Empire (FAIRE), a volunteer citizens group, assists the City staff.

CODDING CENTER

During 1989, the City purchased the Coddling Enterprise office building. The City has remodeled the 14,680 square foot building for a senior citizens center and City Hall Annex.

ROHNERT PARK - COTATI REGIONAL LIBRARY

The local branch of the Sonoma County Library System was built

by the City at 6600 Hunter Drive in 1976. The building provides 10,000 square feet and is maintained by the City in co-operation with the Sonoma County Library System. The library system is operated according to a joint powers agreement between the City and the County. The library is inadequate in size according to library officials. City, school district and library officials are investigating the possibility of developing a new library/learning center.

CEMETERY

The city does not have a cemetery and needs one.

CONVALESCENT HOSPITAL

At this time, the city does not have a convalescent hospital or care facilities.

LAND FILL

With the enactment of Assembly Bill 939, the State of California required Rohnert Park to prepare solid waste management planning documents that demonstrate how it will reduce the amount of waste that it sends to landfills by 25 percent by 1995 and 50 percent by the year 2000. These plan-

ning documents are known as Source Reduction and Recycling Elements (SRREs) and Household Hazardous Waste Elements (HHWEs). In addition to these documents, each county is required to develop a County Integrated Waste Management Plan (ColWMP) and Siting Element that will demonstrate long-term ability to ensure the implementation of countywide diversion programs and provide adequate disposal to ensure the local jurisdictions through the siting of disposal and transformation facilities.

The Sonoma County Local Task Force, in conjunction with the County Department of Public Works and a consultant team, prepared the Sonoma County ColWMP and Siting Element. All final plan elements have been approved by the Sonoma County Local Task Force. On June 16, 1994, the Sonoma County Planning Commission recommended approval of the Final ColWMP and Siting Element, adopted CEQA findings and approved the Environmental Impact Report (EIR). The final EIR was certified by the Sonoma County Board of Supervisors on June 28, 1994. Final adoption of the ColWMP and Siting Element Plan by the Cities and County board of Supervi-

sors occurred in August, 1994 in order to meet state deadlines.

The Siting Element establishes a general process and framework to be used when determining the locations of major solid waste facilities in the future. The Task Force specified that disposal facilities will be publicly owned. The Element establishes a general site selection process. An additional comprehensive study, public hearings, and application of specific numeric criteria and weighting of priorities are anticipated prior to completing the site selection process.

There has never been a dump landfill site within the planning area. Solid waste is transported to the Sonoma County Central Disposal Site on Mecham Road, approximately 4.5 miles southwest of Rohnert Park and outside of the planning area. The site's service area includes most of Sonoma County. The ColWMP and Siting Element do not propose the development of a landfill, transfer station, public composting facility, or other significant solid waste facility in the planning area.

SUMMARY

To summarize, while the City of Rohnert Park has superior public facilities, there exist specific needs (see Fig. 2.16). These

needs include a new library facility, an expansion of the Sports Center, and new City offices. The City will evaluate the need for community buildings in "G" and "M" Section parks. Given changing trends in medical care, the need for a Rohnert Park hospital no longer exists. The City will evaluate other uses for the hospital site including a 24-hour emergency care facility.

2.16 PUBLIC IMPROVEMENT FINANCING

Revenues for the general conduct of government in Rohnert Park come from a variety of sources. Property tax receipts have increased from approximately \$500,000 in fiscal year 1979-80 to \$21,150,800 in fiscal year 1993-1994. Sales tax revenues increased almost as much as property taxes from almost \$600,000 fiscal year in 1979-1980 to \$3,862,300 in fiscal year 1993-1994. Rohnert Park received \$94 of sales tax per person, compared to an average of all cities in the county of \$118 per person. Another major source of revenues is the transient occupancy tax set at 11 percent of motel room rentals. This new tax increased

Figure 2.16

PLANNED PUBLIC FACILITY IMPROVEMENTS

FACILITY	ADEQUACY AND NEED	PLANNED IMPROVEMENT
City Hall	Overcrowded	Civic Center
Community Bldgs	Evaluate need	Planned in G and M Section Parks
Community Center	Additional office space	Office addition
Sports Center	Expanded weight room and racquetball courts	Expand weight room and construct racquetball courts
Performing Arts Center	Adequate	None
Public Safety Headquarters	Adequate	None
Substations	Limited access across 101	West Public Safety substation
Pools	Four pools exist	Planned in M Section Park and at Sports Center
Golf Courses	Need for added course	Develop new course
Hospital	Adequate beds in county hospitals Lack of 24-hour emergency care	Determine other use for hospital site Such as a 24-hour emergency care facility
Animal Shelter	Adequate	
Cemetery	None exist in vicinity	Plan for facility
Convalescent Hosp.	None exist in vicinity	Plan for new facility
Library	Inadequate size, high priority need	Plan for new facility

from \$237,000 in fiscal year 1987-1988 to \$893,000 in fiscal year 1993-1994, primarily due to the popularity of the Red Lion Hotel. Franchise fees from Pacific Gas & Electric and MultiVision Cable TV totaled \$504,200,

and business license tax revenues were \$435,700 in fiscal year 1993-1994.

The City earned interest on investments of idle funds which totaled nearly \$1,235,000.

The City leases its two golf

courses to American Golf Corporation which generated \$485,700 in 1993-1994. Another significant source of funds is subventions from State Motor Vehicle License Fees: \$1,393,870 in fiscal year 1993-1994. From all rev-

L A N D U S E

enue sources, the City received over \$13,830,000 in fiscal year 1993-1994. In general, approximately 43 percent of expenditures were devoted to public safety purposes, 21 percent for general government, 17 percent for public works and 15 percent for parks and recreation.

The City also receives revenues from special charges. These revenues are placed in special funds (see Fig. 2.17).

Of note, Rohnert Park does not have substantial amounts

of outstanding general obligation debt. The Community Development Agency of the City of Rohnert Park issued \$12,000,000 in bonds to be repaid from tax increments. The City has issued special assessment bonds for specific projects which will be repaid from special assessments assigned to property owners who specifically benefit from the improvements.

The regional wastewater treatment plant has had two types of improvements; those designed to

preserve existing capacity and those that expand capacity. Sewer user charges are utilized to repay debt issued for projects designed to expand the capacity of the treatment plant.

Specific financing methods are selected for public improvements depending upon the nature of the project. For instance, the City created a special assessment district in northwest Rohnert Park to help finance improvements to Redwood Drive. Community Develop-

Figure 2.17

CASH BALANCES Selected Special Funds, as of June 30, 1994

Fund	Balance
Water Utility Fund	\$ 2,234,208
Sewer Revenue Fund	2,050,140
Garbage Utility Fund	164,882
Development Improvement Fund:	
Per Acre for Development fee	2,163,319
Special Water Connection Fee	402,708
Sewer Service Connection Fee Fund	3,416,132
Improvement Project Fund	654,271
Annexation Fees	199,683
Copeland Creek Drainage Fund	57,927
Reserves:	
General Fund Reserve	1,954,217
Special Reserves	2,221,683

LAND USE

ment Agency funds, donations, and annexation fees were used to finance construction of the new Performing Arts Center. Landscaping and park improvements are paid for from the Capital Outlay Fund and general government expenditures.

2.17 - LAND USE MAP

The Land Use map illustrates the City's intentions for the development and growth within the existing city limits and for the preservation of the agricultural lands within the unincorporated areas contiguous to the City.

The following definitions apply to the designations on the Land Use map.

1.

PARKS, RECREATION AND GOLF COURSES

Publicly owned lands designated for active and passive recreation and golf courses including facilities and buildings for said users.

2.

RURAL RESIDENTIAL

Detached single family residential development constructed at a density of from one dwelling

unit per one to four acres so as to provide housing opportunities within and maintain a low density rural-suburban setting.

3.

LOW DENSITY RESIDENTIAL

Detached single family residential development within an urban setting constructed at a density of from one to five dwelling units per acre (depending upon the size of the units) so as to provide housing for approximately 13 residents per acre.

4.

INTERMEDIATE DENSITY RESIDENTIAL

Many types of residential structures including single family, mobile home, duplex, town-house, condominium and multiple family construction built at a density of from five to nine dwelling units per acre so as to provide housing for approximately 25 persons per acre.

5.

HIGH DENSITY RESIDENTIAL

Apartment and condominium structures built at a density of 10 to 30 dwelling units per

acre so as to provide housing for 25 to 75 persons per acre.

6.

VERY HIGH DENSITY RESIDENTIAL

Apartment and condominium structures built at a density of 30 to 60 dwelling units per acre so as to provide housing for 75 to 160 persons per acre.

7.

INSTITUTIONAL

Public and private schools, universities and colleges, religious buildings, governmental offices, and community service uses and lands where structures cover up to 25 percent of the lot. Parking is generally provided at a rate of one space per four seats in a chapel or auditorium, at one space per 250 square feet of gross building area for office and service facilities, and/or at one space per instructor and one space per student for educational facilities.

8.

PROFESSIONAL/OFFICE

General business offices, medical offices and clinics, legal offices, technical offices and management services offices where structures cover up to 30 to 35 percent of the lot and parking is provided at a general rate of one

space per 250 square feet of gross building area.

9.

NEIGHBORHOOD COMMERCIAL

Shopping centers or clusters of street front stores that serve an immediate neighborhood where structures cover up to 30 to 35 percent of the lot and parking is provided at a general rate of one space per 200 square feet of gross building area.

10.

COMMUNITY COMMERCIAL

Large shopping centers and central shopping areas that provide a wide variety of goods and services not generally found in neighborhood shopping centers where structures cover up to 30 to 35 percent of the lot and parking is provided at a general rate of one space per 200 square feet of gross building area.

11.

REGIONAL COMMERCIAL

Shopping centers and businesses that provide both city-wide and regional services where structures cover up to 30 to 35 percent of the lot and parking is provided at a general rate of one space per 200 square feet of gross building area. These types of centers rely on cus-

tomers making vehicular trips and do not necessarily benefit from being located in high-volume pedestrian areas so regional commercial areas need good vehicular access.

12.

INDUSTRIAL/ DISTRIBUTION

General business services, general business offices, manufacturing, processing, repairing, and packaging with general heavy truck traffic and outdoor storage where structures cover up to 30 to 35 percent of the lot and parking is generally provided at one space per employee and/or one space per 500 square feet of gross warehouse building area.

13.

PUBLIC

Public buildings, including public safety stations, the Community Center complex, the Civic Center site, and the Stadium, where structures cover up to 30 to 35 percent of the lot and parking is provided at a general rate of one space per 200 square feet of gross building area.

14.

AREAS SUBJECT TO FLOODING

Areas subject to flood during a storm with a greater than one

percent chance of occurrence in any year (the 100-year flood).

The Land Use map is a reflection of the land use goals contained within this element. The map maintains the existing residential neighborhoods (A, B, C, D, E, F, G, H, J, L, M, R and S sections). Residential neighborhoods include open space areas, schools, other public uses and commercial centers. Open spaces further define residential neighborhoods. The Land Use map designates amounts of vacant commercial and industrial land sufficient to ensure a greater diversity of land uses in the future.

Land use patterns were established after considering the nature and characteristics of the circulation system. Traffic volumes expected to be generated by given land uses were used to determine future traffic flows. Projected circulation system improvements are those needed to assure adequate levels of service for anticipated land uses. Streets of specific classifications are configured to specifically serve land uses that would generate only as much traffic as the street is designed to handle. For instance, Country Club Drive, a collector, serves only that area between Southwest

Boulevard and Fairway Drive while Snyder Lane, an arterial, constitutes a major north/south route which serves the entire community. Major traffic generating community facilities, such as the High School and Community Center, are located on Snyder while the northern Public Safety Station is the only public facility located on Country Club Drive. The Circulation system is designed to discourage traffic through residential neighborhoods.

In support of efforts to preserve existing neighborhoods, the map does not indicate intrusion of incompatible land uses in residential neighborhoods.

The Land Use map is designed to be consistent with conservation goals. Because the Land Use map indicates limited development, it is designed to protect groundwater and minimize the potential of toxic substance contamination. It indicates that waterways will be maintained as open space corridors that serve a variety of purposes.

Noise is a relatively minor problem in Rohnert Park. The essential goal is to maintain low noise levels. Relationships between land use and the circulation system are designed so as to prohibit increases in traffic noise that will impact noise sen-

sitive uses. Correspondingly, the Land Use map indicates that residential development and other noise sensitive uses will be located away from the major noise source, U.S. Highway 101. Commercial and industrial uses, which are not as sensitive to noise, would be located near U.S. Highway 101.

Land use patterns are designed to minimize injury, loss of life, and property damage from natural catastrophes and hazardous conditions. New development is designated in areas which are not subject to serious risks due to flooding, earthquake, and other natural hazards. Public Safety stations are sited to improve the City's response to emergencies in the community.

There exist three relatively small areas that are subject to flooding. One area is located north of the Rohnert Park Expressway at the eastern city limit. This is the proposed hospital site. Should development occur on this site, measures will have to be incorporated in the project to eliminate the risk of flooding and to assure the development does not increase the risk of flooding elsewhere. The second flood prone site is located west of the railroad in the southern most section of the city. This land is designated for residential development. The

third site is behind commercial development on Southwest Boulevard.

2.18 - OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS, PROPOSALS, AND IMPLEMENTATION MEASURES

Since its inception, Rohnert Park has strived to become a separate and distinct community with its own identity. As a new community, its elected officials wanted to create a city in which it would be a pleasure to reside, raise a family and do business. The fact that it was comprised of large parcels of land made it possible, through negotiations with landowners and developers, to develop quality designed neighborhoods, good traffic circulation systems, abundant community facilities and pleasing and plentiful recreation areas.

Rohnert Park is recognized throughout the area as a well planned, organized, and aesthetically pleasing city with an abundance of community facilities. However, there are still meaningful goals and ob-

jectives that ought to be identified and pursued. Such is the intent of this section.

OBJECTIVES

1.
Provide for orderly and harmonious development of Rohnert Park and its environs and preserve the city's superior quality of life.

2.
During the next 10 years, encourage commercial and industrial development on at least 140 acres, representing one-half of the vacant commercial and industrial land.

3.
Consult with the County Library System and the School District, and plan for an expanded library facility, including a student learning center to be constructed by 1997.

PRINCIPLES

1.
Future development should occur according to a neighborhood or village concept. Residential neighborhoods should be constructed around parks, schools and shopping. Villages should combine residential, commercial, office, and other

land uses in an integrated design.

2.
Use appropriate means to pace residential growth in such a manner as to not overtax the City's infrastructure and school facilities.

3.
Encourage quality development with good architectural features and extensive landscaping throughout the community.

POLICIES

1.
The City will plan for a reasonable and well managed rate of growth from a population of approximately 39,017 on Jan. 1, 1994 to a population between 40,000 and 45,000.

2.
Areas in the City Planning area should be maintained in agricultural and open space uses consistent with the land use designation in the Sonoma County General Plan.

3.
The specific plan process should be used to determine land uses and densities for areas within the sphere of influence.

4.
Encourage Sonoma County, the Agricultural Preservation and Open Space District, and other entities to implement the community separator policies in the Sonoma County General Plan and the District's Open Space Acquisition Plan.

5.
The City shall assure the proper maintenance of the community through code enforcement programs, public relations, grants and loans.

6.
Use drainage canal and creek right-of-ways where appropriate, for a variety of purposes including storm-water drainage, open space, trails and bike paths, wildlife habitat, native plant landscaping and similar mutually compatible purposes.

7.
Continue to project an image of quality and good government by providing architecturally attractive city buildings in order to promote community pride, such as was done with the Community Center, the Sports Center, the Performing Arts Center, Public Safety headquarters and the Library buildings.

LAND USE

8.
Continue to work cooperatively with the Cotati-Rohnert Park Unified School District so that planning and growth of the city is coordinated with the planning and growth of the District.

9.
Continue to work with the City of Cotati concerning land use impacts between the two cities.

10.
Examine and update, when necessary, development impact fees to prevent the creation of major infrastructure deficiencies.

11.
The City's planning area for the period 1995 through 2010 shall generally be bounded by Millbrae Avenue and Mountain View Avenue to the north, the Sonoma Mountain ridge line to the east, East Railroad Avenue to the south, and Stony Point Road to the west.

STANDARDS

1.
Detached single family development within the city limits shall be constructed at a density of approximately one to five dwelling units per acre and an approximate average of 15 persons per acre.

2.
Intermediate density residential development shall be constructed at a density of six to nine dwelling units per acre and an approximate average of 25 persons per acre.

3.
High density residential development shall be constructed at an approximate density of 10 to 30 dwelling units per acre and from approximately 25 to 75 persons per acre.

4.
Institutional land uses shall be constructed at a land coverage rate of no more than 25 percent.

5.
Professional/office and all types of commercial and industrial development shall be constructed at a land coverage rate of up to 30 to 35 percent.

6.
Off-street parking shall be provided at a general rate of one space per 250 square feet of gross building area for most institutional and professional/office land uses.

7.
Off-street parking shall be provided at a general rate of one space per 200 square feet of gross building area for most

commercial uses.

8.
Off-street parking shall be provided at a general rate of one space per four seats in theaters, auditoriums and similar land uses.

9.
Off-street parking shall be provided at a general rate of one space per employee (at the plant at a given time) for most industrial uses.

10.
Off-street parking shall be provided at a general rate of one space per instructor and one space per student for most educational facilities.

11.
Off-street parking standards may be reduced in cases of innovative development which reduces the use of automobiles and, thus, needed off-street parking.

12.
There should be at least a 30 foot landscape setback for commercial and industrial development located east and west of U.S. Highway 101, generally along frontages on Commerce Boulevard, Redwood Drive, and U.S. Highway 101.

LAND USE

13. residents.
One public safety station housing fire fighting equipment shall be established for each 12,000 residents.
14. Cooperate with the Unified School District in planning for adequate high school facilities sufficient to meet the needs of a population of 50,000.
15. Two middle school campuses shall be deemed sufficient to meet the needs of a population of 50,000.
16. Generally, there should be one elementary school campus for each 5,000 residents.
17. One regional park of at least 50 acres within five miles of the center of Rohnert Park shall be deemed sufficient to meet the needs of a population of 50,000.
18. Generally, there should be one neighborhood park of approximately five acres for each 5,000 residents located within one mile from those residences.
19. Generally, there should be one swimming pool for each 10,000
20. At least one indoor sports center complex shall be deemed sufficient for a population of 50,000.
21. One animal shelter facility shall be deemed sufficient for a population of 50,000.
22. One City Hall or Civic Center shall be deemed sufficient for a population of approximately 50,000.
23. One Community Center shall be deemed sufficient for a population of approximately 50,000.
24. One Performing Arts Center shall be deemed sufficient for a population of approximately 50,000.
25. One Library/Learning Center shall be deemed sufficient for a population of approximately 50,000.

PROPOSALS

1. Complete development of public improvements in the "M" Section Park.

2. Continue to use the Community Development Agency and whatever grant funds are available to provide inducement loans to property owners in older residential neighborhoods to upgrade the existing residential units.

3. Encourage the school district to complete the landscaping improvements in the undeveloped areas on the south side of the Mountain Shadows Middle School, adjacent to Benecia Park, and east of the Public Safety building.

4. Obtain input from Sonoma State University regarding land use decisions and the specific planning process for areas in the University environs.

IMPLEMENTATION MEASURES

1. Encourage the State Government to explore establishment of new cities statewide so as to provide housing opportunities closer to job markets and prepare for the expected migration into the state.

LAND USE

2.
Actively promote and encourage commercial and industrial development.

3.
Encourage development of a commercial recreation vehicle storage lot to accommodate Rohnert Park residents.

4.
Continue to insure that the U.S. Highway 101 image of the city is continually improved and enhanced.

5.
Strive to get as much street frontage on parks and school grounds as is reasonably possible in order to maximize the open space benefit to the surrounding residents.

6.
Continue to require landscaping and tree planting along the sides and medians of streets so as to give a sense of community unity and caring.

7.
Work with Sonoma County to create assessment districts in the Canon Manor area so as to upgrade services to urban standards.

8.
Encourage the State to fulfill its

responsibilities and obligations to complete the U.S. 101/ Rohnert Park Expressway Interchange and the U.S. 101/ Wilfred Avenue/Golf Course Drive Freeway Interchange.

9.
Develop a Public Safety (police and fire) substation in the area west of U.S. 101.

10.
Cooperate with the Sonoma County Library System and the Unified School District in the planning for a new Library/ Learning Center.

11.
Develop a new, modern, state-of-the-art, user friendly, streamlined Civic Center on City Hall Drive in a park-like setting which will serve as the pivotal point of the downtown area.

12.
Prepare or cause to be prepared specific plans for specific plan areas, if and when such areas are defined.

13.
If financially feasible, construct neighborhood community buildings in "G" and "M" Sections by 2010.

14.
If financially feasible, expand

the Sports Center including a large weight room, more racquetball courts and a lap pool by 2010.

15.
If financially feasible, complete construction of the Civic Center complex on City Hall Drive by 2010.

16.
If financially feasible, create a third public golf course by 2010.

17.
Determine another appropriate use for the "hospital site" by 2010.

18.
Plan for a cemetery by 2010.

19.
Plan for an assisted living or medical care facility by 2010.



LAND USE

public improvements in the "M" Section Park.

2.

Continue to use the Community Development Agency and whatever grant funds are available to provide inducement loans to property owners in older residential neighborhoods to upgrade the existing residential units.

3.

Encourage the school district to complete the landscaping improvements in the undeveloped areas on the south side of the Mountain Shadows Middle School, adjacent to Benecia Park, and east of the Public Safety building.

4.

Obtain input from Sonoma State University regarding land use decisions and the specific planning process for areas in the University environs.

IMPLEMENTATION MEASURES

1.

Encourage the State Government to explore establishment of new cities statewide so as to provide housing opportunities closer to job markets and prepare for the expected migration

into the state.

2.

Actively promote and encourage commercial and industrial development.

3.

Encourage development of a commercial recreation vehicle storage lot to accommodate Rohnert Park residents.

4.

Continue to insure that the U.S. Highway 101 image of the city is continually improved and enhanced.

5.

Strive to get as much street frontage on parks and school grounds as is reasonably possible in order to maximize the open space benefit to the surrounding residents.

6.

Continue to require landscaping and tree planting along the sides and medians of streets so as to give a sense of community unity and caring.

7.

Work with Sonoma County to create assessment districts in the Canon Manor area so as to upgrade services to urban standards.

8.

Encourage the State to fulfill its responsibilities and obligations to complete the U.S. 101/Rohnert Park Expressway Interchange and the U.S. 101/Wilfred Avenue/Golf Course Drive Freeway Interchange.

9.

Develop a Public Safety (police and fire) substation in the area west of U.S. 101.

10.

Cooperate with the Sonoma County Library System and the Unified School District in the planning for a new Library/Learning Center.

11.

Develop a new, modern, state-of-the-art, user friendly, streamlined Civic Center on City Hall Drive in a park-like setting which will serve as the pivotal point of the downtown area.

12.

Prepare or cause to be prepared specific plans for specific plan areas, if and when such areas are defined.

13.

If financially feasible, construct neighborhood community buildings in "G" and "M"

LAND USE

Sections by 2010.

17.

Determine another appropriate use for the "hospital site" by 2010.

14.

If financially feasible, expand the Sports Center including a large weight room, more racquetball courts and a lap pool by 2010.

18.

Plan for a cemetery by 2010.

15.

If financially feasible, complete construction of the Civic Center complex on City Hall Drive by 2010.

19.

Plan for an assisted living or medical care facility by 2010.

16.

If financially feasible, create a third public golf course by 2010.



C I R C U L A T I O N



CHAPTER 3
CIRCULATION

C I R C U L A T I O N

GOALS

- Provide an uncongested, functional circulation system.
- Maximize public safety.
- Preserve the peace and quiet in residential areas.
- Encourage use of all modes of transportation.
- Discourage long distance commuting and increase residence access to employment, shopping, and recreation via transit and non-auto means.
- Encourage increased ridership on public transit systems and increase use of transportation modes other than automobiles, such as bicycles, walking, car pools, van pools, club buses and jitneys.
- Reduce the number of vehicle miles traveled by Rohnert Park residents and individuals who work in Rohnert Park.

3.1 - INTRODUCTION

The purpose of a circulation element is to provide for the

essential movement of vehicles and pedestrians throughout the community to sustain the well being of the residents.

A circulation element must consider streets, roads, highways, bicycle paths, walkways, terminals, transit, air transportation, vehicles and pedestrians in relation to each other and in relation to the community's land use and other features such as geography, topography, employment, recreation, economics, weather and natural resources.

An important part of the circulation element is the transportation network of streets, roads, highways, bicycle paths and walkways which make up and connect together the physical areas of the community (see Fig. 3.1).

3.2 - ROADWAY FUNCTIONAL CLASSI- FICATION SYSTEM

U.S. Highway 101: This is a high speed/high capacity transportation facility serving regional and countywide travel. This limited access facility satisfies relatively long trips between major land use generators.

Arterials: These are either rela-

tively high speed/high capacity roads that provide access to regional transportation facilities and serve relatively long trips or medium speed/medium capacity roads for intra-community travel as well as access to the rest of the countywide arterial highway system. Access to arterials should be via collector roads and local streets, but there is some direct access onto arterials.

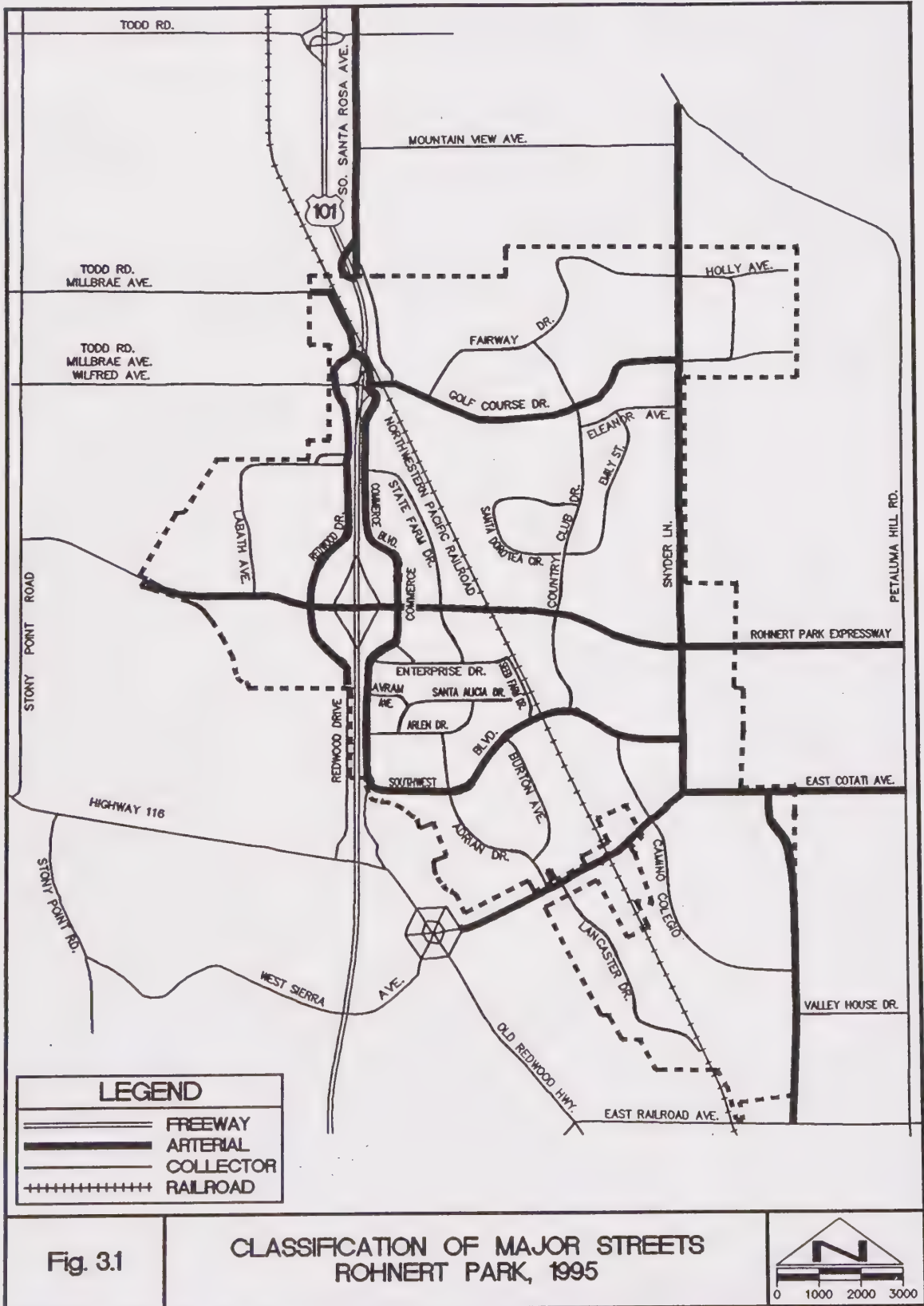
Collectors: These are relatively low speed/low volume streets, typically two lanes, for circulation within and between neighborhoods. These roads serve relatively short trips and are meant to collect trips from local streets and distribute them to the arterial network.

Local Streets: These are low speed/low volume roadways that provide direct access to abutting land uses. Driveways to individual units, on-street parking, and pedestrian access are allowed.

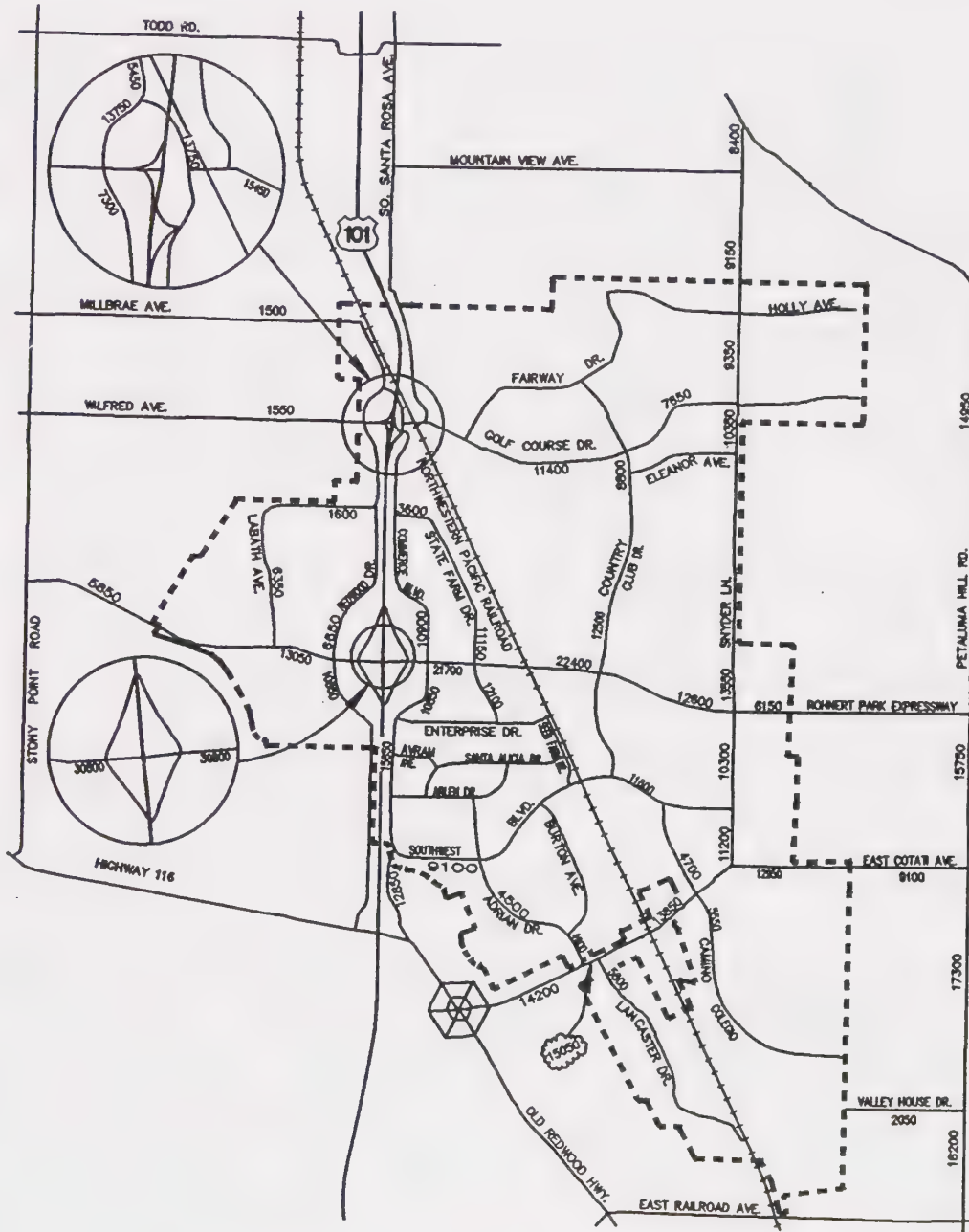
3.3 - TRAFFIC VOLUMES

Existing Average Daily Traffic (ADT) volumes for major roadways in Rohnert Park were measured by Crane

C I R C U L A T I O N



C I R C U L A T I O N



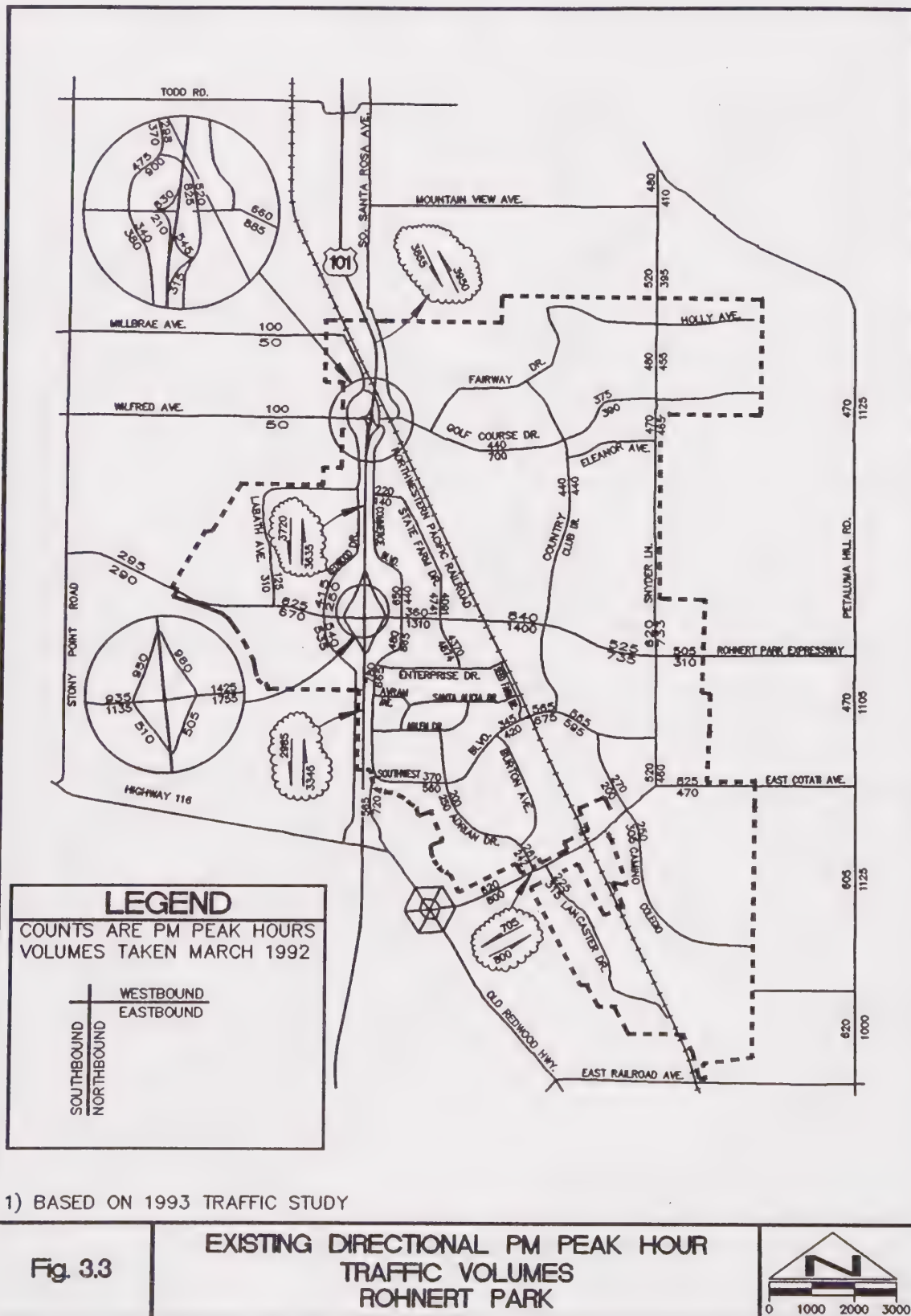
1) BASED ON 1993 TRAFFIC STUDY

Fig. 3.2

EXISTING DAILY TRAFFIC VOLUMES
ROHNERT PARK



C I R C U L A T I O N



C I R C U L A T I O N

Figure 3.4

LEVELS OF SERVICE FOR URBAN AND SUBURBAN ARTERIALS

LEVEL OF SERVICE	DESCRIPTION	VEHICLE CAPACITY
A	Relatively free-flow. No restrictions to vehicle maneuverability or speed. Very slight delay.	0.00-0.60
B	Stable flow. Some slight reduction in maneuverability and speed. Vehicle platoons form. This is a suitable level of operation for rural design. Slight delay.	0.61-0.70
C	Stable flow or operation. Higher volumes. More restrictions on maneuverability and speed. This level of operation is suitable for urban design purposes. Acceptable delay.	0.71-0.80
D	Approaching unstable flow or operation. Queues develop. Little freedom to maneuver. Tolerable delays for short periods.	0.81-0.90
E	Unstable flow or operation. Low operating speed; momentary stoppages. This condition is not uncommon in peak hours. Congestion; intolerable delay.	0.91-1.00
F	Forced flow or operation. There are many stoppages. The highway acts as a vehicle storage area. Jammed.	1.00+

Transportation Group in March, 1992 at key locations (see Fig. 3.2). Traffic on a given street may be evenly distributed over many hours or volumes may be concentrated during a given hour. Crane Transportation Group also recorded peak hour traffic volumes (see Fig. 3.3). The ADT volumes for U.S. Highway 101 and its ramps were taken from the California Department of

Transportation publications, "1991 Traffic Volumes on California State Highways", and "1991 Ramp Volumes on the California State Freeway System."

3.4 - LEVEL OF SERVICE

Level of service (LOS) qualitatively describes the operating

conditions encountered on roadways (see Fig. 3.4). In brief, LOS ranks roadway operations based on the amount of traffic and the quality of traffic operations on a scale of A through F. Level A represents free flow conditions and Level F represents jammed or capacity conditions.

Roadway capacity, and thus the LOS, is influenced by a number of factors: presence of

C I R C U L A T I O N

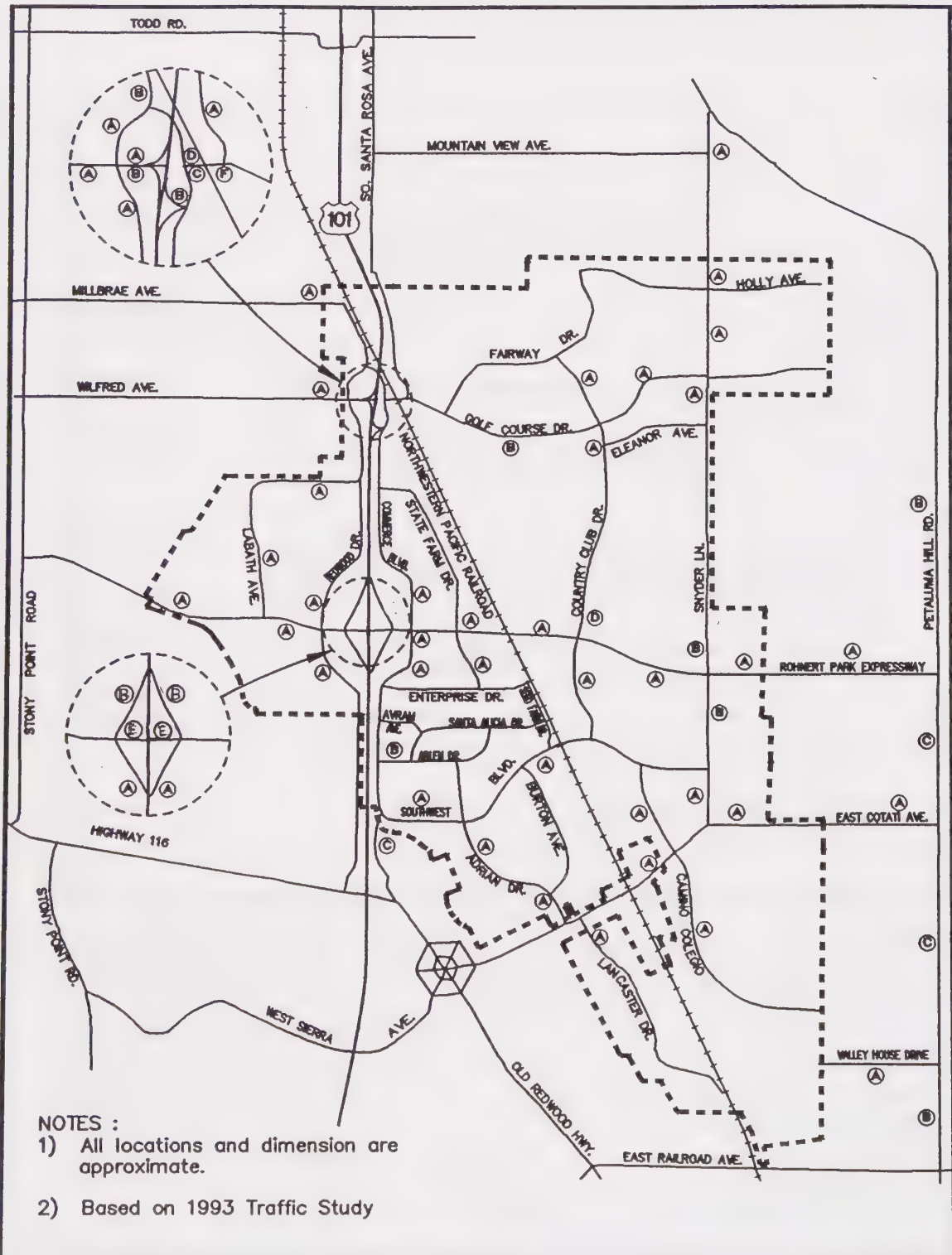


Fig. 3.5

EXISTING LEVEL OF SERVICE
ROHNERT PARK



on-street parking, frequency or lack of traffic signals, number and frequency of side streets or driveways, pedestrian activity, lack or presence of left-turn pockets, and driver familiarity with the area. The presence of these "friction factors" reduces the capacity of a roadway, which in turn reduces the LOS. Arterials in Rohnert Park fall into several of the LOS categories (see Fig. 3.5)

3.5 - INTERSECTIONS

Traffic signals generally have been installed at intersections that carry the highest traffic volumes, have experienced a high accident rate, or have special traffic control needs (see Fig. 3.6).

The City has installed a system to interconnect traffic lights on Commerce Boulevard from the Expressway to Enterprise Drive and the Expressway from Commerce Boulevard to Snyder Lane. This system has not performed completely as desired because of the difficulty of adjusting the system to complex traffic patterns from cross-streets. Efforts are continually made to improve and fine tune the synchronization of traffic signals.

3.6 - TRUCK TRANSPORTATION

To determine the number of trucks, truck counts were made at key locations in March, 1992. On the average, trucks made up 8 percent of vehicular traffic on arterials.

3.7 - TRAFFIC MODEL

Traffic modeling systems which have been utilized since 1979, have become extremely useful traffic planning tools.

Earlier traffic models continue to be useful, however updating of models is needed to accurately assess the impacts of future city and county-wide growth. Therefore, a new traffic model was developed.

A computerized modeling system called TRANPLAN was utilized to simulate and project future traffic conditions in Rohnert Park. The system uses a gravity model technique to assign traffic to a street system based on existing and projected land uses in Rohnert Park and Central Sonoma County. The system is the same system used in the Sonoma County Transportation Authority Congestion Management Plan.

Using the traffic model, pro-

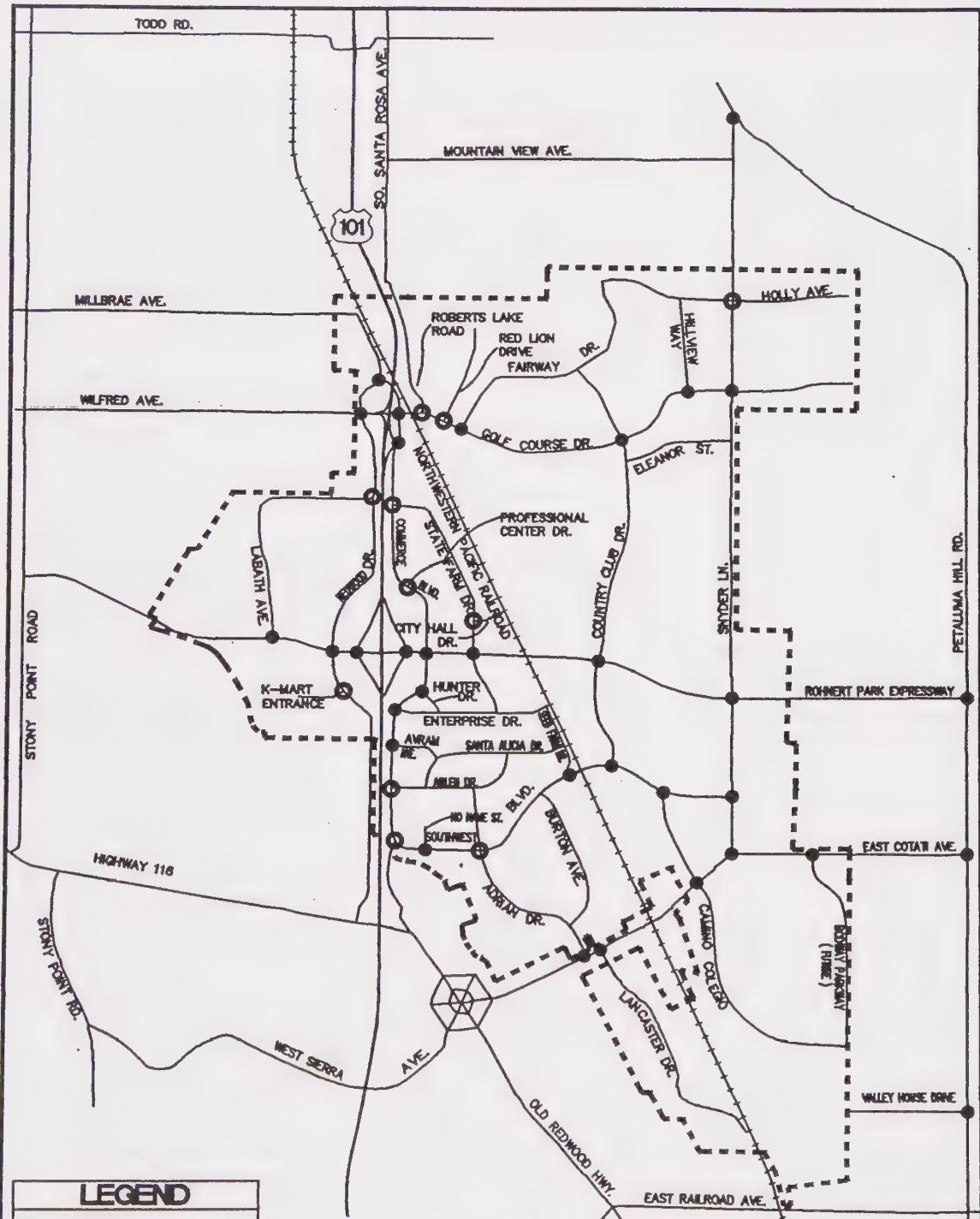
jected city land uses, projected land uses in the area from Santa Rosa to Petaluma, enrollment at Sonoma State University, and the goals and objectives in this chapter; future traffic volumes and impacts were analyzed, deficiencies identified, and mitigations recommended. Future traffic volumes and corresponding levels of service (LOS) were projected first assuming buildout within the existing city limits and the existing street system. Traffic is impacted by City and areawide trends as well as individual development projects. Projected average daily traffic volumes and peak hour volumes are anticipated to increase compared to existing volumes on arterials throughout the planning area (see Fig. 3.7 and Fig. 3.8).

Without street improvements, it is anticipated that the LOS for specific street segments will fall below LOS C (see Fig. 3.9).

Several street improvement projects are proposed later in this element. Future volumes and levels of service were projected assuming buildout within the existing city limits and installation of the suggested improvements (see Fig. 3.10).

The traffic model identifies sites where LOS may fall below acceptable standards.

C I R C U L A T I O N



LEGEND

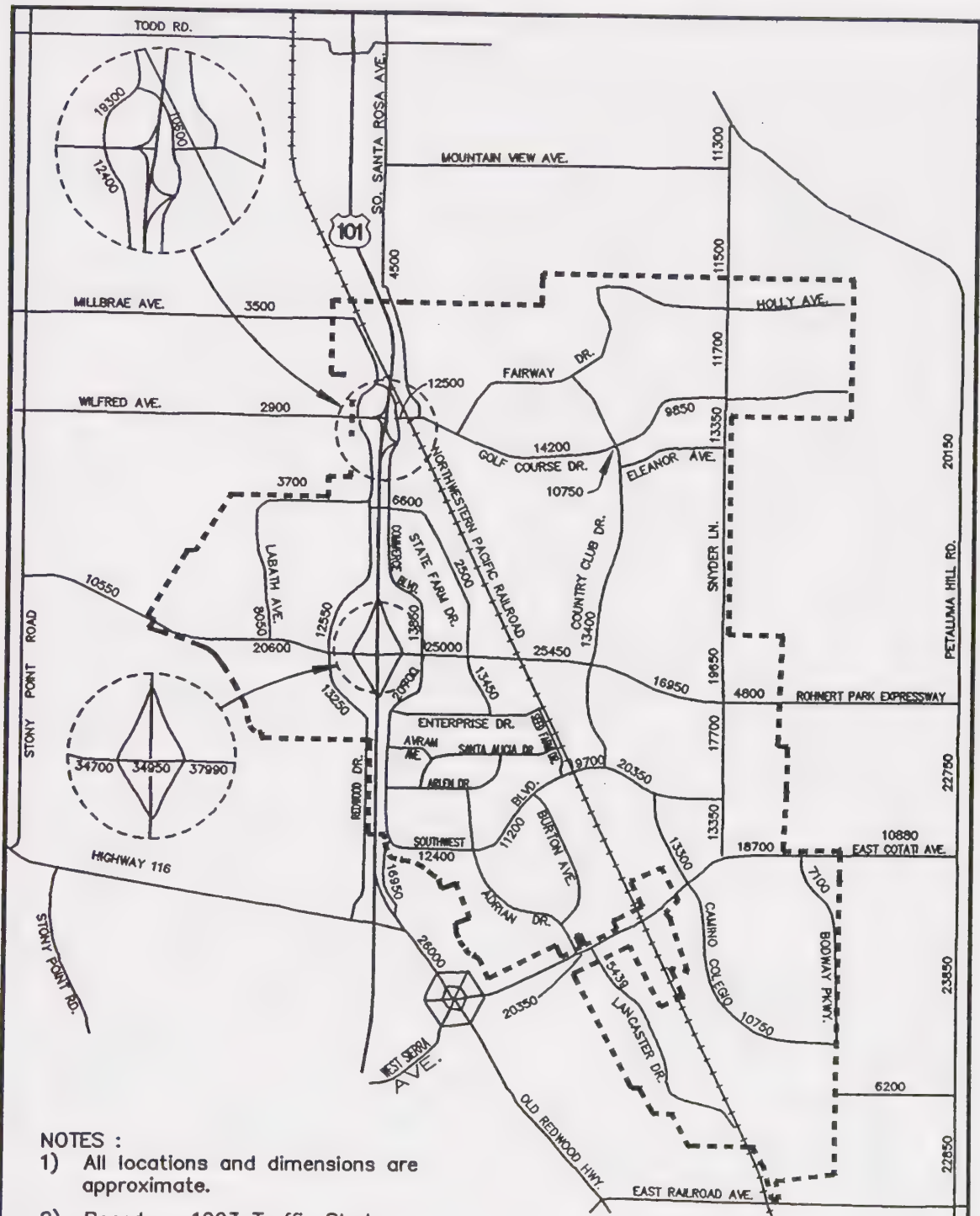
- EXISTING
- FUTURE

Fig. 3.6

TRAFFIC SIGNAL PLAN
ROHNERT PARK, 1995



C I R C U L A T I O N



NOTES :

- 1) All locations and dimensions are approximate.
- 2) Based on 1993 Traffic Study

Fig. 3.7

PROJECTED AVERAGE DAILY TRAFFIC
VOLUMES AT BUILDOUT
ROHNERT PARK



C I R C U L A T I O N

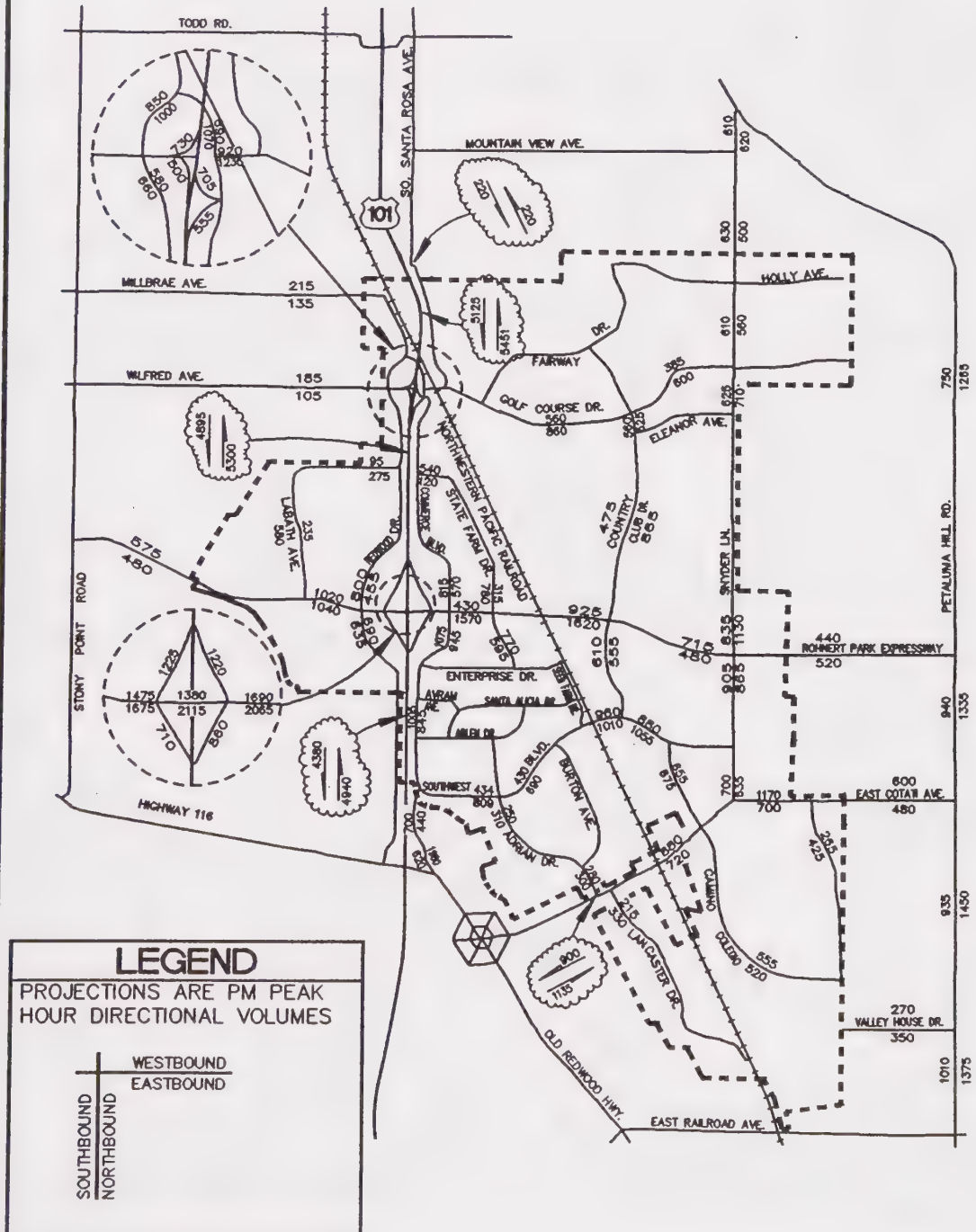
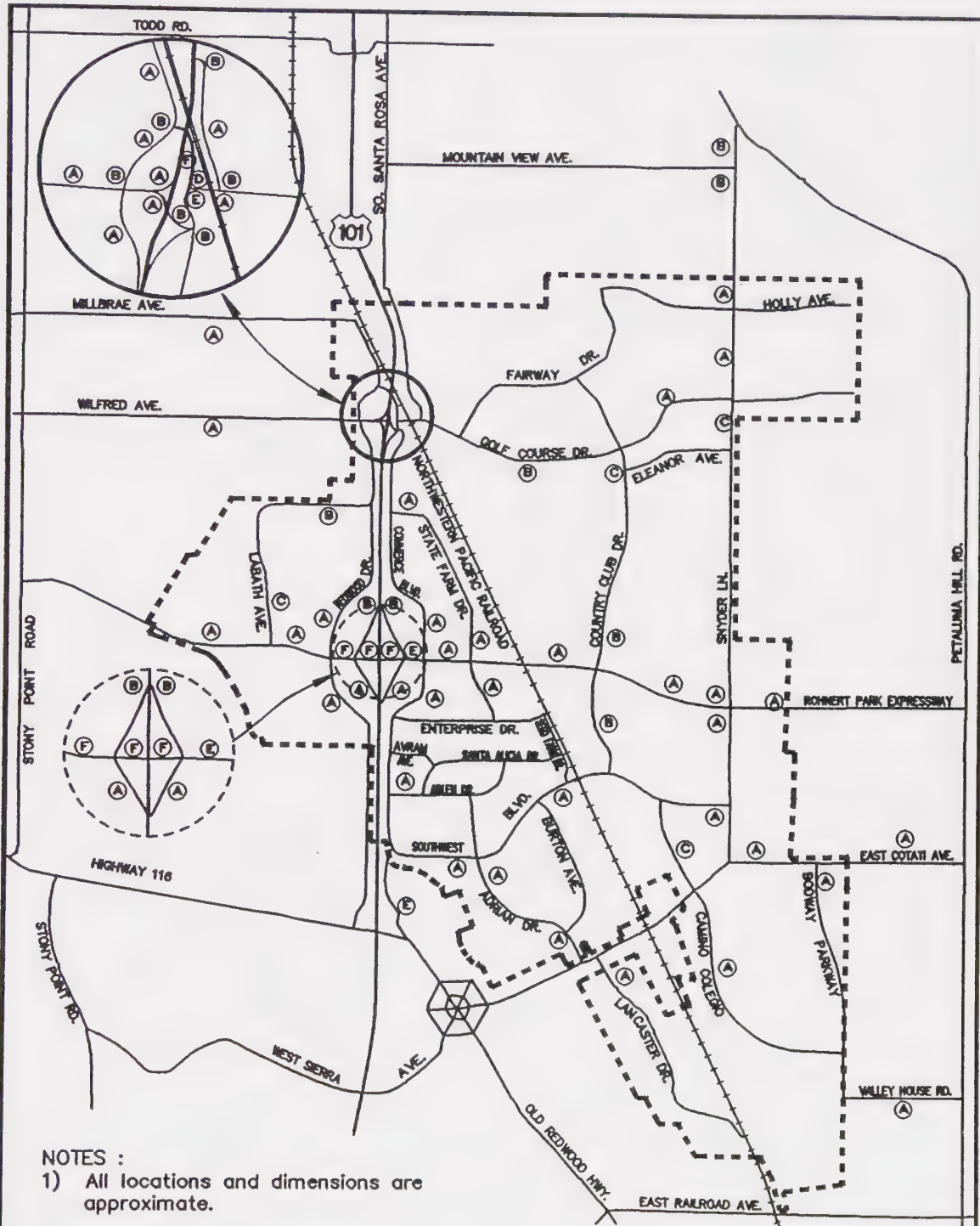


Fig. 3.8

PROJECTED DIRECTIONAL PM PEAK HOUR
TRAFFIC VOLUMES
ROHNERT PARK



C I R C U L A T I O N



NOTES :

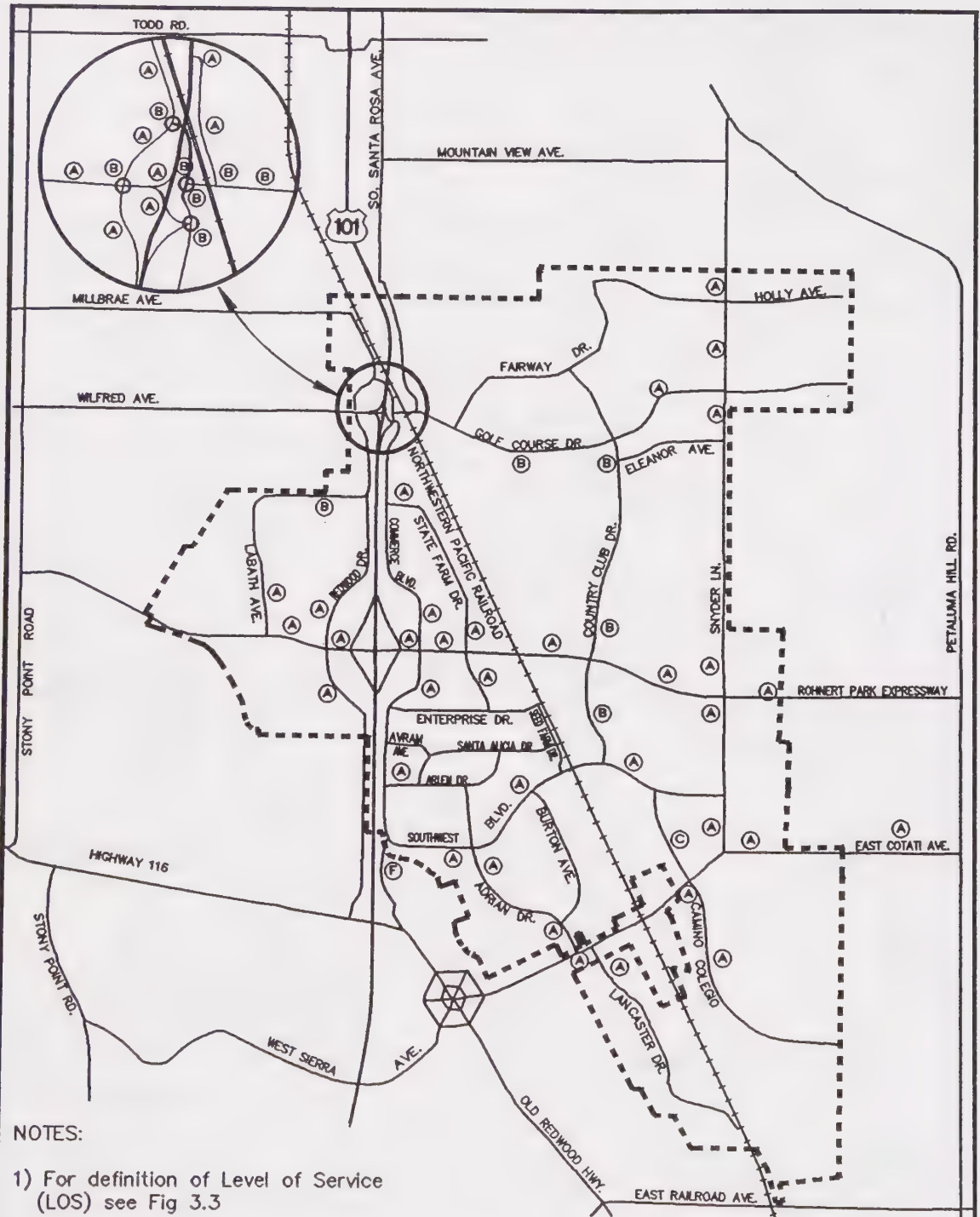
- 1) All locations and dimensions are approximate.
- 2) Based on 1993 Traffic Study

Fig. 3.9

FUTURE LEVEL OF SERVICE
EXISTING STREET SYSTEM AT BUILDOUT
ROHNERT PARK



C I R C U L A T I O N



NOTES:

- 1) For definition of Level of Service (LOS) see Fig 3.3
- 2) Based on 1993 Traffic Study

Fig. 3.10

**FUTURE LEVEL OF SERVICE
IMPROVED STREET SYSTEM AT BUILDOUT
ROHNERT PARK**



C I R C U L A T I O N



PM PEAK HOUR VOLUMES AT BUILDOUT
WITH STATE FARM DR. BRIDGE CONNECTION TO BUSSINESS PARK DR.
ROHNERT PARK



These sites include the U.S. 101/Expressway interchange, the Expressway/Commerce Boulevard intersection, Commerce Boulevard south of Copeland Creek, Country Club Drive north of the Expressway, Snyder Lane, north and south of the Expressway and Petaluma Hill Road. Various improvement projects, listed as implementation measures, have been identified to improve LOS at these locations including improvement of the 101/Expressway interchange, construction of a right turn lane at the Expressway/Commerce Boulevard intersection, widening of Commerce Boulevard and widening of Snyder Lane.

Future traffic projections were estimated assuming a new vehicular crossing of U.S. Highway 101. In this example, the hypothetical crossing connected State Farm Drive and Business Park Drive. The traffic model projects significantly different traffic levels on local streets with the crossing (see Fig. 3.11). Future traffic volumes would vary depending upon the location and nature of transportation system improvements.

3.8 - Rail Service

Service on the Northwestern

Pacific Railroad (NWPRR) has decreased over the last 20 years. Currently, there are approximately three trains per day passing through the city.

The railroad right-of-way through Sonoma and Marin counties is being purchased by local jurisdictions acting jointly. When the right-of-way in Sonoma County is purchased, it could be used for various transportation needs including commuter rail service. Additional study and evaluation is needed prior to investing in construction and operation of any transportation system within the right-of-way.

Since the railroad right-of-way bisects Rohnert Park, there will be impacts that would need to be mitigated. Major east/west streets cross the railroad. Grade separations may be needed at the crossings so as to avoid serious traffic congestion. Since many residential units are located near the railroad right-of-way, noise barriers will need to be considered.

The location of commuter rail stations will determine, in part, community impacts of rail service. Possible rail station sites are located, from south to north, adjacent to Hewlett-Packard, near the East Cotati Avenue crossing

along Seed Farm Drive, near the Rohnert Park Expressway crossing, near the Golf Course Drive crossing, and between U.S. Highway 101 and Redwood Drive (north of Commerce).

If use of the railroad right-of-way for train or vehicular transportation purposes is not realized, it may be converted to a landscaped bicycle/pedestrian way.

3.9 - Public Transportation

Rohnert Park is currently served by three transit agencies (see Fig. 3.12). Golden Gate Transit is oriented mainly to commuters traveling to Marin County and San Francisco. Sonoma County Transit serves Rohnert Park and other destinations within Sonoma County. The Sonoma County Transit intra-city routes currently operate on 30-minute to one-hour headways. Rohnert Park Sunshine Bus serves the elderly and handicapped.

For persons who work in Marin County, San Francisco or Santa Rosa, and for students at Santa Rosa Junior College or Sonoma State University, transit provides an alternative to automobiles. Within the city, tran-

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**Figure 3.12
TRANSIT RIDERSHIP**

AGENCY	ROUTE NUMBER(S)	DESCRIPTION	TOTAL RIDERSHIP 1991 - 92
Golden Gate Transit	80	Santa Rosa to San Francisco	1,068,143
	72	Santa Rosa to San Francisco	160,147
	74	Santa Rosa to Santa Francisco	300,509
	76	Santa Rosa to San Francisco	89,876
	71	Santa Rosa to San Rafael	25,548
	73	Santa Rosa to San Rafael	37,267
	75	Santa Rosa to San Rafael	48,543
Sonoma County Transit	10/11	Local	62,552
	12/14	Local	107,317
	26	Sebastopol to SSU	15,668
	44	Santa Rosa to Petaluma	179,534
	46	Santa Rosa to SSU	22,716
	48	Santa Rosa to Petaluma	123,988
Rohnert Park Sunshine Bus		Local, Elderly/Handicapped	2,671

sit services satisfy the transportation needs of students and the elderly.

The need and location for a transit center, or central transfer terminal is continuing to be studied by Sonoma County Transit. If feasible, this center could enhance transit use by providing a central location to access transit or to transfer between the buses used by several transit agencies.

Free of charge commuter

parking lots in the Rohnert Park area are located at:

1. The southwest quadrant of the U.S. Highway 101/Rohnert Park Expressway interchange (owned by Caltrans).
2. The northwest corner of Roberts Lake Road and Golf Course Drive (owned by the City of Rohnert Park).

3. Saint Joseph Way off of Old Redwood Highway in Cotati (owned by Caltrans).

An additional commuter parking lot could be located in the northeast quadrant of the U.S. Highway 101/Rohnert Park Expressway interchange. Future joint use parking commute is available at 4627-4675 Snyder Lane, on the west side, north of Eleanor Avenue (owned by Snyder Lane Baptist,

Seventh Day Adventist and Assembly of God churches).

3.10 - BICYCLE FACILITIES

The City has prepared a separate Bicycle Facilities plan which includes objectives and proposals specific to creating a community network of bicycle paths and lanes.

3.11 - PEDESTRIANS

Pedestrian needs are met by the construction of sidewalks along city streets. Access should be provided between adjacent parking lots to encourage pedestrians to park and walk. Where possible, pedestrian walkways should be installed to connect shopping centers.

A pedestrian/bicycle bridge crossing of U.S. Highway 101 at Copeland Creek is needed. This bridge would provide access to commercial shopping areas, schools, and parks for residents of the area west of U.S. Highway 101. Residents of the area east of U.S. Highway 101 could use the bridge to walk or bike to commercial areas. Caltrans should be con-

tacted and requested to start planning for this pedestrian/bicycle bridge overcrossing.

3.12 - AIR TRANSPORTATION

The Sonoma County Airport, 15 miles to the north, provides for private business traffic and scheduled commercial air carrier services. The Petaluma Municipal Airport, 10 miles to the south, provides private business traffic only. It is not feasible or desirable to provide for an airport in Rohnert Park due to the existence of airports located in the nearby area and noise associated with airports.

3.13 - U.S. HIGHWAY 101

U.S. Highway 101 runs generally north and south through Rohnert Park. Two major interchanges are located on the Highway, one at Rohnert Park Expressway and the other at Wilfred Avenue/Golf Course Drive.

A third interchange on U.S. Highway 101 at State Highway 116 in the City of Cotati

near the southwest area of Rohnert Park serves as the southerly entrance to the community. It may be appropriate to relocate the northbound on ramp of this interchange. Doing so should eliminate traffic back-ups that now occur frequently in the City of Cotati, southbound on Commerce Boulevard.

The U.S. Highway 101/Rohnert Park Expressway interchange is only partially completed as a diamond interchange. The Rohnert Park Expressway at this interchange is currently a two-lane road with left turn lanes at the on/off ramp intersections. The ultimate interchange plan calls for two on-ramp loops, one in the northwest quadrant for southbound traffic and one in the southeast quadrant for northbound traffic, along with widening of the Rohnert Park Expressway to four lanes with left turn lanes at the on/off ramp intersection.

The U.S. Highway 101/Wilfred Avenue interchange has been improved by Caltrans to provide improved on/off ramps. The ultimate interchange plan includes Wilfred Avenue/Golf Course Drive to be a four-lane facility crossing under U.S. Highway 101.

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U.S. Highway 101 over the last several years has become increasingly congested and currently is at LOS F during peak hour traffic. Recent legislation directed toward congestion relief has allowed the creation of the Sonoma County Transportation Authority which is comprised of elected County and City officials. This authority tries to reduce traffic congestion throughout Sonoma County.

The Highway 101 Corridor Committee has essentially completed its planning work and has recommended:

1. Widen U.S. Highway 101 to six lanes.
2. Purchase the NWPRR right-of-way.
3. Provide fixed rail service on the NWPRR right of way.
4. Increase bus service.

Additionally, the Sonoma County Transportation Authority and the Sonoma County Mayors and Council-members Association recommend widening U.S. Highway 101 to six lanes from the south Sonoma County line to River Road, improve its interchanges, and provide a broad solution approach to traffic and transportation problems. Both of these groups recommend the pur-

chase of the NWPRR right-of-way, construction of bikeways that will relieve urban traffic congestion, and widening of Stony Point Road and Petaluma Hill Road to serve as parallel reliever routes in its transportation improvement package.

3.14 - OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS AND IMPLEMENTATION MEASURES

OBJECTIVES

1.
Encourage the State and Sonoma County to construct High Occupancy Vehicle (HOV) lanes in both directions on U.S. Highway 101.

2.
Improve access across U.S. Highway 101 between the east and west sides of Rohnert Park.

3.
Improve arterials and collectors to provide Level of Service (LOS) "C" or better.

4.
Increase ridership on local transit.

5.
Encourage the use and development of alternative transportation systems including possible use of the Northwestern Pacific Railroad right-of-way.

PRINCIPLES

1.
Land use decisions shall take into consideration potential traffic impacts.

2.
Traffic signals should be synchronized wherever feasible to achieve a smooth flow of traffic.

3.
Landscaped medians and islands shall be used wherever possible to direct and channel traffic.

4.
Driveways onto arterials shall be limited.

5.
Encourage the diversion of through traffic from residential streets to arterials.

POLICIES

1.
New development should pay an appropriate share of the cost of needed traffic improvements.

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2.

Promote the development of intermodal transportation linkages which will ease changing from one form of transportation such as walking or bicycling to another form of transportation such as transit.

3.

Evaluate development proposals along the railroad corridor and discourage land uses that may be incompatible with the use of the rail line for public mass transit.

STANDARDS

1.

On City streets where LOS is currently "D", "E" or "F", LOS shall be grandfathered at those levels and shall not deteriorate to the next level.

2.

On City streets where circulation LOS is currently LOS "C", or better and is projected to operate at LOS "D", "E", or "F" with proposed development, traffic improvements shall be constructed to restore the street segment to LOS "C" or better.

IMPLEMENTATION MEASURES

1.

Maintain an active role in the

U.S. Highway 101 planning programs with the purpose of encouraging that the improvements eventually provided will enhance inter-city movement.

2.

Encourage the State to complete the U.S. 101/Rohnert Park Expressway interchange.

3.

Construct a right-hand turn lane southbound on Commerce Boulevard at the Rohnert Park Expressway intersection in conjunction with improvements of the U.S. Highway 101/Expressway interchange.

4.

Encourage the State to construct the U.S. 101/Wilfred Avenue interchange, ultimate improvements.

5.

Encourage the City of Cotati to widen Commerce Boulevard south of Southwest Boulevard to four lanes.

6.

Lend support to any efforts by Cotati and Caltrans to relocate the northbound on-ramp of the U.S. Highway 101/Highway 116 interchange.

7.

Encourage continued improve-

ment and widening to four travel lanes of Stony Point Road and Petaluma Hill Road from Santa Rosa to Petaluma.

8.

Continue to work with the Sonoma County Transportation Authority to address county-wide transportation needs.

9.

Work to construct a vehicular crossing of U.S. Highway 101 between State Farm Drive and Business Park Drive.

10.

Construct a pedestrian/bicycle bridge over U.S. Highway 101 in the vicinity of Copeland Creek.

11.

Establish plan lines for future needed streets within the Sphere of Influence.

12.

Plan for future widening to four lanes of Commerce Boulevard from Copeland Creek to Arlen Drive.

13.

Plan for traffic flow enhancements on Golf Course Drive from Fairway Drive to Country Club Drive along with improvements at the intersection

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of Country Club Drive and
Golf Course Drive.

14.

Plan for the construction of the following new roadways: Wilfred/Golf Course undercrossing of U.S. Highway 101, Sonoma State University connection to the Rohnert Park Expressway, Seed Farm Drive extension to the Expressway, and completion of Bodway Parkway between East Cotati Avenue and Valley House Drive.

15.

Install traffic signals at appropriate locations where most needed.

16.

Improve transit facilities (bus stops, shelters and transfer stations), where needed.

17.

Upgrade existing park and ride facilities, as needed and encourage new ones which are strategically located so as to be easily accessible.

18.

Work to include the need for grade separations and noise barriers in any plans to construct a mass transit line through Rohnert Park along the railroad right-of-way.

19.

Conduct an evaluative study of alternative transit station locations to determine the most appropriate sites for incorporation in any plans to develop a mass transit system along the railroad right-of-way.

20.

Continue to cooperate with the City of Cotati and encourage an upgrade of Redwood Drive within Cotati.

21.

Continue working with the federal government, state government, Sonoma County, Northbay cities, intergovernmental agencies, special districts, and other transportation organizations to improve circulation facilities in Sonoma County and Rohnert Park.

22.

Continue with other government jurisdictions and agencies to utilize planning techniques which minimize traffic impacts.



H O U S I N G



CHAPTER 4 HOUSING

H O U S I N G

GOALS

- Provide only as many housing units as can be adequately serviced and such housing shall provide as much diversity in tenure, type, size, location and cost-of-housing as reasonably feasible.
- Residents should have the opportunity to live and work in the local region and to fulfill shopping, business, recreational and educational needs within a reasonable distance of their homes.
- New housing approved should be related to local employment opportunities. The City needs to differentiate between "commuter-oriented" and "local employment-oriented" housing.
- New employment generation should be related to local employment needs and the local housing market. Measures to assist employees in establishing local residency and to minimize the impact of commuting should be evaluated.
- Insure active participation in federal, state, regional and county housing programs and participate in reviewing and formulating federal, state, regional and county-wide housing programs to insure compatibility with local policies and needs.
- Insure all residential structures and yards in Rohnert Park are safe, sanitary, adequate, show no visible damage and exhibit the appearance of regular maintenance.
- Eliminate homelessness in Rohnert Park and prevent any person from becoming homeless.
- Provide a mixture of owner and rental housing opportunities affordable to households with very low, low and moderate incomes.
- Assure the housing opportunities and choices of any present or potential Rohnert Park resident shall not be diminished because of prejudice or discrimination on the basis of ethnic background, racial status, religious affiliation, sexual orientation, income, marital status, sex, handicap or age.
- Develop agreement among

the units of local government in the San Francisco Bay region stating each area has a responsibility to foster the development of its fair share of housing to meet the needs of persons of all income levels.

4.1 - INTRODUCTION

The housing element is both a problem statement and an integrated set of goals, policies and actions. As housing has become a critical issue, the need for a housing strategy is evident. Conflicts that arise between differing housing interests are best resolved through local policies. This element is a commitment to act and function in a given way.

The housing element is one of several General Plan elements which establish overall City policies. In addition, there are several county, regional and state housing documents which affect Rohnert Park. This element seeks to develop a partnership effort to include both private and government cooperation in addressing local housing issues.

The City of Rohnert Park prepared and reviewed this

housing element in conjunction with a revision of the entire General Plan. This element, along with the other General Plan elements, was distributed to interested organizations and individuals, reviewed and discussed. Through this process, consistency was assured between the housing element and the other elements of the General Plan.

All economic segments of the Rohnert Park community had an opportunity to participate in the development of this housing element. First, the City Council formed a 10-member General Plan Committee which represented a cross section of interested parties. Second, this committee and the City Council prepared a General Plan survey which was mailed to every address in the city. Third, the committee held a joint meeting with the Interim Housing Task Force to discuss their housing element recommendations. Fourth, the committee held three widely publicized town meetings. Fifth, the Planning Commission and the City Council held numerous work sessions and public hearings regarding the General Plan. In addition, private citizens held uncounted meetings regarding the General Plan which were attended by members of the

General Plan Committee, Interim Housing Task Force, Planning Commission, City Council and/or City staff. The General Plan preparation process encouraged widespread public participation.

Rohnert Park is located in Sonoma County, in the San Francisco Bay Area. It is located 45 miles north of the Golden Gate Bridge on U.S. Highway 101, and roughly 10 miles south of Santa Rosa. Housing needs in Rohnert Park are a consequence of the location of Rohnert Park on the periphery of a major, growing metropolitan region and along a major transportation route.

Rohnert Park is a relatively new community. The first homes were built in 1956. The city was incorporated in 1962. Thus, housing units in Rohnert Park are of relatively recent construction.

Housing needs, housing resources and constraints to housing development in Rohnert Park can be traced to the fundamental factors noted above. For instance, population growth and housing needs in Rohnert Park are a direct reflection of the overall growth trends in the region. Housing in Rohnert Park is generally in sound condition because it was constructed recently.

4.2 - MAJOR FINDINGS

In 1991, the City Council created an Interim Housing Task Force. This Task Force prepared a housing report that included the following findings:

1.

There exists a regional Bay Area housing market. The market prices for homes in Rohnert Park are set by the supply and demand for housing in the Bay Area.

2.

The supply of housing in the Bay Area has been and will continue to be restrained by local government actions. Financial and legal constraints encourage local government to allow commercial and industrial construction while many voters favor limiting residential growth.

3.

The demand for housing will continue to grow in the Bay Area and Sonoma County in particular given the attractive quality of life.

4.

Given limits placed on the housing supply and continued strong demand for housing,

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the price of housing has and will continue to remain high compared to incomes. The significant component of housing costs most readily addressed is and will continue to be the high cost for land designated for housing construction.

5.

Federal tax incentives that encouraged construction of affordable multifamily housing were eliminated. The regional housing market and high land prices encourage construction of relatively large, high priced single family homes.

6.

Homelessness is very difficult to measure.

7.

The perception of homeless people by a number of people who are not homeless is often not consistent with the reality of the situation.

8.

No one is safe from becoming homeless.

9.

Better communications and connections need to be made with churches and service clubs to help combat homelessness.

10.

Low paying jobs are now being created in Rohnert Park which will add to the need for affordable rental housing.

11.

There are relatively few affordable rental units in Rohnert Park and high move-in costs make renting almost impossible for very low and low income families.

4.3 - REVIEW OF THE 1990 HOUSING ELEMENT

On May 8, 1990, the City Council adopted a General Plan and Housing Element. The housing goals in 1990 were as follows:

1.

Provide only as many housing units as can be serviced prior to 1995, recognizing the limited wastewater treatment capacity. Such housing shall provide as much diversity in tenure, type, size, location and cost-of-housing as reasonably feasible.

2.

Maintain lands currently designated for residential development in a manner suitable

for such development if and when wastewater treatment capacity becomes available.

3.

Develop and maintain an approximate balance between the number of jobs in Rohnert Park and the number of housing units needed to house those workers and their families.

4.

Insure active participation in federal, state, regional and county housing programs and participate in reviewing and formulating federal, state, regional and countywide housing programs to insure compatibility with local policies and needs.

5.

Insure that all residential structures and yards in Rohnert Park are safe, sanitary, adequate, show no visible damage and exhibit the appearance of regular maintenance.

6.

Eliminate homelessness in Rohnert Park and prevent any person from becoming homeless.

7.

Provide a mixture of owner and rental housing opportuni-

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ties by allowing conversion from apartments to condominiums or cooperatives only when a benefit to the overall city housing needs can be clearly demonstrated and only when such buildings qualify as condominiums as defined by the State.

8.

Assure the housing opportunities and choices of any present or potential Rohnert Park resident shall not be diminished because of prejudice or discrimination on the basis of ethnic background, racial status, religious affiliation, income, marital status, sex, handicap or age.

9.

Develop agreement among the units of local government in the San Francisco Bay region stating each area has a responsibility to foster the development of its fair share of housing to meet the needs of persons of all income levels.

EFFECTIVENESS OF THE ELEMENT

The 1990 Housing Element was implemented in several ways. Actual results of implementation efforts are paired below with specific objectiveness, principles, policies and actions.

OBJECTIVE 1.

Construct 230 units for elderly citizens at the Enterprise Drive site by 1995.

ACTION 1.

The Enterprise Drive site is suitably zoned for construction of 230 units for elderly citizens and public utilities and services are available at the site. The City should work cooperatively with the developer to expedite construction of this housing project.

Pine Creek Properties constructed a 230 unit senior housing project in 1990. The City approved a density of 38 units per acre rather than the customary 20 units per acre. City development fees for the project are just over one million dollars. The City entered into an agreement with Pine Creek Properties to defer payment of fees for a period of up to three years.

OBJECTIVE 2.

Construct 501 single family units in the "H", "M" and "R" sections by 1995.

From 1990 through 1994, 394 single family units were constructed as follows:

"H" Section	13
"M" Section	301
"R" Section	80

OBJECTIVE 3.

Construct 119 mixed detached, attached and multiunit residential units in the "M" section by 1995.

ACTION 2.

Zoning appropriate for construction of single family and multi-family units is in place in the "H", "M" and "R" sections. These areas have adequate water, wastewater treatment capacity, police protection and fire protection. The City owns a public facility site in the "M" section. The City will develop a park on the site by 1995. The Cotati-Rohnert Park Unified School District intends to acquire a portion of the site and construct a school.

Hewlett-Packard owns land north of their plant in the "M" section with zoning appropriate for mixed residential construction.

During preparation of this General Plan, Hewlett-Packard announced its intention to sell these parcels. Hewlett-Packard has received one offer to purchase the parcels by a home builder. Hewlett-Packard accepted other proposals for a limited period, then selected one home builder's proposal. Hewlett-Packard and the home builder are finalizing details of the purchase agreement. It is expected that the purchaser will want to commence resi-

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dential construction within the next few years.

The City has secured ownership of a 16-acre public facility site in the "M" section, drawn up park development plans and completed construction of phase one. The school district has constructed the "M" section elementary school. The City opened a Public Safety Station in the "M" section and within 1/4 mile of the "R" section. Construction was completed in 1991 on "R" section park.

OBJECTIVE 4.

Identify and evaluate by 1995 suitable building sites for up to 1,300 residential units (approximately 168 acres), the difference between the ABAG housing share allocated to Rohnert Park and the number of units expected to be actually constructed.

ACTION 3.

By 1995, as part of a thorough General Plan review and update as defined in Chapter 1, investigate and evaluate alternative sites for possible development of up to 1,300 housing units to be constructed on approximately 168 acres.

ACTION 4.

By 1995, as part of a thorough General Plan review and update

as defined in Chapter 1, examine the public facility and service capacities and determine what improvements would be needed to adequately serve up to 1,300 additional housing units. This examination may include an analysis of service extension costs, methods of payments and development timetables.

ACTION 5.

By 1995, as part of a thorough General Plan review and update as defined in Chapter 1, analyze land use plans for those areas identified as suitable for residential development. The City will specifically investigate innovative concepts to fill specific housing needs.

In early 1992, the City Council decided to undertake a thorough General Plan review and update in response to a developers request to consider an 80-acre annexation. Among the many issues to be evaluated, the review and update was to specifically assess the possible development of approximately 450 units on 80 acres. The site outside the city limits is bounded by the city limits on the west, Canon Manor on the north, Petaluma Hill Road on the east and Valley House Drive on the south. Impacts on infrastructure and service capacity were analyzed during

the evaluation. The City estimated service extension costs and investigated methods of payment. Prior to completion of the General Plan update, the proponents of the 80-acre project withdrew their proposal.

The City Council also indicated its intention to examine other suitable residential building sites and identify the content of additional General Plan reviews and updates.

ACTION 6.

Formulate and enact a formal residential growth management program and put such a program into effect when additional wastewater treatment capacity is available (estimated to be in 1995).

This action measure has not been formulated and implemented.

ACTION 7.

In cooperation with Sonoma State University, identify sites for development of student housing and anticipate such development after 1995.

The land use map adopted in 1990 identified a commercial development site on East Cotati Avenue, across from the University. The Environmental Impact Report for a proposed commercial development indicated the need for housing for Sonoma State University. The Council ap-

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proved a General Plan amendment and rezoning which would enable construction of housing on the southern 5-acre portion of the 10-acre site, which is now developed with a 62-unit townhouse project. Four of the units are maintained as housing for the faculty.

ACTION 8.

Encourage the establishment of new cities statewide so as to provide housing opportunities closer to job markets and prepare for the expected migration into the state.

City leaders have informally encouraged development of new cities at a number of forums.

ACTION 9.

Investigate and establish, if feasible, a program to enable employees of The City of Rohnert Park to purchase housing within Rohnert Park.

Various programs have been investigated. The Community Development Commission of the City of Rohnert Park has created a "shared equity" program. Individuals who work in Rohnert Park, including City employees, are given a preference.

OBJECTIVE 5.

Create at least 1,400 but no more than 2,000 new jobs in Rohnert Park between 1990 and 1995, so as

to maintain and improve the current ratio of jobs and housing units while preventing pressure on the supply of available housing in the city.

ACTION 10.

In 1990 and 1991, in cooperation with the Chamber of Commerce, prepare detailed profiles of available industrial and commercial sites in Rohnert Park. These profiles will include a location map, list of available utility capacities and costs, and analysis of zoning and other applicable regulations, ownership and purchase or lease price, the relationship of the site to major transportation routes, and applicable environmental factors.

ACTION 11.

Upon request, in cooperation with the Chamber of Commerce, provide information to industrial and commercial businesses interested in locating in Rohnert Park and/or developers of industrial and commercial properties.

The City has continued to publish an annual report which doubles as a "quality of life" brochure which is sent to commercial and industrial prospects. The Chamber of Commerce has formed an industrial and commercial committee. One of the objectives of this

committee is preparation of site profiles.

OBJECTIVE 6.

Increase the number of households receiving federal Section 8 rent subsidy vouchers and certificates by ten households per year for the period 1990 to 1995.

ACTION 12.

In cooperation with the Sonoma County Community Development Commission, publish in 1990 a description of federal housing assistance programs in the City's newsletter which is mailed to every address in Rohnert Park. This article will encourage households to sign up on program waiting lists.

The City did not publish a description of the Section 8 rent subsidy program in the City's newsletter. Instead, the City created an information and referral service. Rohnert Park families in need call one phone number in order to connect with a wide variety of assistance programs including housing assistance programs. This new service was advertised in the newsletter in 1990 and 1991. Posters are displayed throughout the community and information cards are consistently distributed.

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OBJECTIVE 7.

From 1990 to 1995, inform rental property owners and local developers active in Rohnert Park of state and federal housing assistance programs and encourage the formulation of low and moderate income housing projects for at least 500 households.

ACTION 13.

By 1995, in cooperation with the Sonoma County Community Development Commission, hold at least one seminar for owners of rental property in Rohnert Park to introduce federal housing assistance programs including the Section 8 rent subsidy program and Rental Rehabilitation Program.

The City has not held a seminar for owners of rental property.

ACTION 14.

By 1995, in cooperation with the Sonoma County Community Development Commission, hold at least one seminar for developers active in Rohnert Park to introduce state and federal low and moderate income housing development incentives including assistance programs and tax incentives.

The City has not held a seminar for developers active in Rohnert Park.

ACTION 15.

By 1995, in cooperation with the Sonoma County Community Development Commission, the City and/or the Community Development Commission will assist at least one for profit and/or non-profit development organization (such as Burbank Housing Development Corporation) to obtain financing for at least one low to moderate income housing project.

In 1991, the Community Development Commission provided \$390,000 to Burbank Housing Development Corporation, a nonprofit. The funds helped Burbank to purchase a site for an affordable housing project on East Cotati Avenue. Burbank has obtained funding commitments and began construction in 1992. The project was completed in 1993 and 50 units were made available at rents affordable to very low income households.

The Community Development Commission provided \$24,000 to assist with the purchase of a home for Innovative Housing. This nonprofit operates a shared living home for four very low income households.

ACTION 16.

By 1995, in cooperation with the Sonoma County Community De-

velopment Commission, the City and/or the Community Development Commission will assist at least one for profit and/or nonprofit development organization to obtain financing to purchase and convert existing housing projects into housing for low and moderate income households.

In September 1991, the Community Development Commission disbursed funds to Independent Living Skills to help purchase and rehabilitate a single family home for use as a home for eight developmentally disabled adults.

ACTION 17.

By 1995, provide partial financing assistance through the Community Development Commission for at least one low and moderate housing project undertaken after 1995 or a project to purchase and convert existing housing for low and moderate income households.

In 1991, the Community Development Commission executed an agreement with Northbay Ecumencial Housing to institute a home ownership assistance project. The Agency provided up to \$250,000 for a silent second, shared equity program. NEH assisted four households. The Agency discontinued its funding commitment in 1995.

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In 1994, the Agency entered into an agreement with First Security Loan Corporation. First Security is conducting a first-time homebuyer down payment assistance loan program on behalf of the Agency. The Agency obligated \$200,000 for the program and a maximum of \$16,000 per household. Other mortgage brokerage firms proposed similar programs.

There exist five mobile home parks within Rohnert Park. Three of the parks are located within the Community Development Commission area. All of the parks are owned by private, for-profit entities. The City and Agency entered into negotiations with owners of three mobile home parks. The objective is to facilitate the eventual ownership of mobile home parks by park residents utilizing the financing resources of the City and Agency.

ACTION 18.

By 1991, form a separate local housing task force to assist in implementing the many suggestions made in the General Plan Housing Element.

The City Council formed an Interim Housing Task Force early in 1991. This Task Force prepared a report and recom-

mendations, many of which have been incorporated in this General Plan.

OBJECTIVE 8.

From 1990 to 1995, conserve at least 13,000 housing units within the city limits through active City sponsored neighborhood preservation and housing rehabilitation programs, code enforcement programs, and voluntary private rehabilitation efforts.

ACTION 19.

Continue to vigorously pursue a program whereby overhead utility wires are systematically placed underground in the "A" and "B" sections.

The City has continued to seek funds to place utility wires underground in the "A" and "B" sections. The cost of placing utility wires underground is daunting compared to identified resources. Therefore, the City has not undertaken a project to place utility lines underground in the "A" or "B" sections.

ACTION 20.

The Community Development Commission of the City of Rohnert Park will make available funds for low interest loans to assist rehabilitation of approximately 25 deficient single family units on the

average each year until 1995 and continue to cooperatively work with the Sonoma County Community Development Commission to administer this activity.

Since 1990, the Community Development Commission has conducted a housing rehabilitation program for owner occupied units. The Sonoma County Community Development Commission administers the program. As of June 1, 1994, sixty rehabilitation projects had been undertaken.

ACTION 21.

Apply for Community Development Block Grant Funds to provide deferred loans to mobile homeowners to rehabilitate 10 deficient mobile homes on the average each year until 1995 and continue to cooperatively work with the Sonoma County Community Development Commission to administer this activity.

During the last five years, \$438,059 have been spent within Rohnert Park for mobile home rehabilitation. A total of 83 rehabilitation projects have been completed.

ACTION 22.

The City and/or Community Development Commission will apply for federal and state owner occu-

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pied housing rehabilitation assistance.

The City applied for and received a \$250,000 allocation of California Housing Rehabilitation Program-Ownership (CHRP-O) funds.

ACTION 23.

Provide, upon request, technical assistance to residential property owners concerning repair, rehabilitation, crime prevention, safety and fire prevention.

The City has not formulated a formal assistance program. City staff continues to provide informal aid when requested.

ACTION 24.

Encourage voluntary maintenance through newsletter articles, brochures, neighborhood seminars, and other means to assure that residential properties are aesthetically pleasing, free from nuisances, and unhampered by structural and safety hazards. The City also will respond to requests for occupancy inspections at the time of sale.

The City published a newsletter in January 1991 that included articles on pruning of trees and shrubs, vandalism, weeds and garbage, limits on signs, protecting property val-

ues and pet etiquette. The City held a "B" section meeting on Aug. 15, 1991 which focused on neighborhood conditions

ACTION 25.

Maintain current code enforcement programs. Staff will routinely check the exterior health and safety aspects of multiunit residential buildings and enforce Health and Safety Codes. The City will enforce municipal ordinances dealing with nuisances including garbage, weeds, inoperable vehicles, and parking of vehicles. The City will continue to assure compliance with zoning regulations and consider enactment of a property maintenance ordinance. The City has continued to enforce and assure compliance with municipal ordinances dealing with building condition, garbage, weeds, inoperable vehicles, parking of vehicles, and zoning. At the insistence of residents in the "B" section, the City specifically forced the upgrade of several single family rental units.

ACTION 26.

Continue high quality maintenance of public streets, parks and buildings.

Despite limited revenues, the City has continued its high quality maintenance of streets,

parks and buildings.

ACTION 27.

Vigorously enforce the "no parking on street sweeping days" traffic signs to assist in the more effective cleaning of streets in residential neighborhoods.

In the January 1991 newsletter, the City published the street sweeping day parking rules and schedule. The Department of Public Safety has continued to ticket vehicles that interfere with street sweeping.

ACTION 28.

Formulate and enact a property maintenance ordinance to assist the City's efforts to encourage and require the proper maintenance and appearance of residential properties.

No progress has been made on this action item.

OBJECTIVE 9.

Prevent approximately 15 low income households from becoming homeless each year for the period 1990 to 1995.

ACTION 29.

The Community Development Commission will annually participate in a program jointly sponsored by selected municipalities and Sonoma County to help pre-

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vent low income households from becoming homeless by guaranteeing payment of deposits and missed monthly rent payments.

ACTION 30.

Provide annual financial support for one or more locally based non-profit citizen organizations which, as their prime purpose, address the needs of the homeless and those that may become homeless.

The Community Development Commission has pledged funds for a joint homeless prevention program sponsored by Sonoma County and selected municipalities. The Agency has provided annual assistance to a nonprofit homeless prevention organization that serves the Rohnert Park, Cotati and Penngrove areas. The Agency entered into a multi-year agreement with Petaluma People Services which conducts a homeless prevention program in Rohnert Park.

ACTION 31.

Maintain the Sonoma Grove Trailer Park as an innovative low cost form of shelter for low income students and households that, in nearly every case, could not afford other housing available in Rohnert Park.

Sonoma Grove Trailer Park has been maintained as an alternative form of low cost housing.

OBJECTIVE 10.

Through 1995, monitor and identify any need for an emergency housing shelter.

ACTION 32.

Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects which will be located within the Rohnert Park Redevelopment Agency Project Area.

The City Council formed an Interim Housing Task Force in 1991 which among other tasks, analyzed the need for an emergency shelter. The Task Force concluded that a permanent shelter will not be needed in the short term. Rohnert Park should support existing shelters in Sonoma County. If other programs designed to address homelessness are not effective and/or the economy gets worse, Rohnert Park should consider providing a permanent shelter as a long-term goal, according to the Task Force.

OBJECTIVE 11.

Allow condominium and cooperative conversions only when the rental unit vacancy rate in

Rohnert Park exceeds five percent and only when such buildings qualify as condominiums as defined by the State.

ACTION 33.

Continue review of proposed conversions of apartments to condominiums and cooperatives. This review program will insure that all conversions meet on-site standards; help protect tenants by prohibiting rent increases and evictions intended to create vacancies prior to filing a conversion application; and assuring that tenants may purchase apartments converted to a condominium or cooperative unit. Approval of conversions should be contingent upon a rental unit vacancy rate that exceeds five percent.

The City continues to be committed to reviewing proposed conversions of apartments to condominiums and cooperatives. Since adoption of the Housing Element, no such conversions were proposed. In some instances, units approved as condominiums were rented. After an interim period, these units were sold as condominiums.

ACTION 34.

At least every two years, publish and distribute to every address in Rohnert Park a description of equal

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housing opportunity laws, examples of housing discrimination, citizen responsibilities, and grievance procedures. Individuals with housing discrimination complaints will be advised to contact the California Department of Fair Employment and Housing.

The City distributed an information brochure regarding equal housing opportunity. The brochure was distributed in 1995, and was mailed to every household in the community.

ACTION 35.

Encourage developers to provide an appropriate number of handicapped accessible owner-occupied units in residential developments.

The City has continued to encourage developers to provide handicapped accessible housing units.

PROGRESS IN IMPLEMENTATION

Substantial portions of the 1990 Housing Element have been achieved even though it has been just four years since its adoption. Nevertheless, much remains to be accomplished.

Despite notable success in providing housing affordable

to low income households, the number of households that overpay for housing in Rohnert Park is high (49 percent of low income owners overpay and 81 percent of low income renters overpay according to ABAG) [Housing Needs Determinations, 1989, p. 82]. This occurs in large part to regional housing markets.

There has been greater utilization of federal and state housing program funds in the last two years compared to the period before 1990. Community Development Block Grant funds, California Housing Rehabilitation Program – Ownership, Federal Low Income Tax Credits, State Rental Housing Loans, Federal Housing Grants and Mortgage Credit Certificate funds have been tapped.

Major opportunities and proposals that have not been fulfilled include:

- Development of the Hewlett-Packard parcels in the "M" section.
- Identification and evaluation of sites to address the ABAG housing share allocations for units affordable to very low and low income households.
- Formulation of a growth management

program to be put into place after 1995.

- Identification of sites for student housing.
- Creation of a program whereby overhead utility wires are systematically placed underground in the "A" and "B" sections.
- Adoption of a property maintenance ordinance.

APPROPRIATENESS OF THE GOALS, OBJECTIVES AND POLICIES

Analysis of the implementation successes and disappointments of the 1990 Housing Element help indicate new housing policy directions. Specific housing goals, objectives, principles, policies and actions are suggested. There have been notable successes since 1990. Aggressive project development efforts were needed to work with nonprofit housing agencies, private entities and government bodies to create new housing opportunities. The City will need to continue its direct project broker role.

A limited number of sites suitable for affordable housing exists within the city limits. If additional housing and affordable housing in particular, is to be constructed beyond that identi-

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fied in this General Plan, this housing would have to be:

- Built outside the current city limits, and/or
- Built on vacant single family residential, commercial or industrial zoned land within the current city limits.

The City Community Development Commission has created a successful program to assist with the rehabilitation of owner-occupied units. Many rental units need to be rehabilitated. The federal rental rehabilitation program has been discontinued.

Creation of a local rental rehabilitation program may be a timely addition.

4.4 - HOUSEHOLD CHARACTERISTICS

Certain household characteristics have a direct impact upon housing needs. These characteristics include household size, age, persons living in group quarters and ethnic distribution. These characteristics are discussed in greater detail below.

According to ABAG, the city and the surrounding

sphere of influence had 8,813 households in 1980 [Projections 90, 1989, p. 281]. It was estimated that the number of households residing in Rohnert Park increased to 10,860 in 1985 and there were 13,409 households in 1990 according to the Census count. ABAG projects 15,210 households in 1995 and 16,530 in 2000.

According to the U.S. Census, there were 4,854 (59.2 percent) owner and 3,347 (40.8 percent) renter households in Rohnert Park in 1980. Within these numbers, 946 mobile homes were counted as owner occupied, and 142 mobile

**Figure 4.1
HOUSEHOLDS BY TENURE
AND TYPE OF UNIT
Rohnert Park, 1990**

	NO.	% OF UNIT TYPE
Owner Households	7,488	100.0
Detached	5,054	67.5
Attached and Multi-Family	1,143	15.3
Mobile Homes/Travel Trailers	1,244	16.6
Other Units	47	0.6
Renter Households	5,924	100.0
Detached	1,402	23.7
Attached and Multi-Family	4,261	72.0
Mobile Homes/Travel Trailers	179	3.0
Other Units	79	1.3

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homes were counted as renter occupied.

In 1990, according to the Bureau of the Census, the number of owner households was 7,488 (55.8 percent) and the number of renter households was 5,921 (44.2 percent) (see Fig. 4.1). There were 548 elderly householders who rented and 1,356 elderly householders who owned.

The average household size has varied. The number of persons per household was 2.77 in 1980 [U.S. Census of Population and Housing, 1980]. Population estimates compared to the number of housing units suggested the average household size declined to 2.52 during the '80s. The 1990 Census discovered 2.66 persons per household. Persons per owner occupied units average 2.81 per household and in renter occupied units, there were 2.48 persons per household.

Even though the average number of persons per household has appeared to be climbing, most Rohnert Park households are relatively small. More than 73 percent of all households have three to six persons or less. In 1990 there were 452 large family households (six or more persons). Of this number, 170 rented and 282 owned their unit.

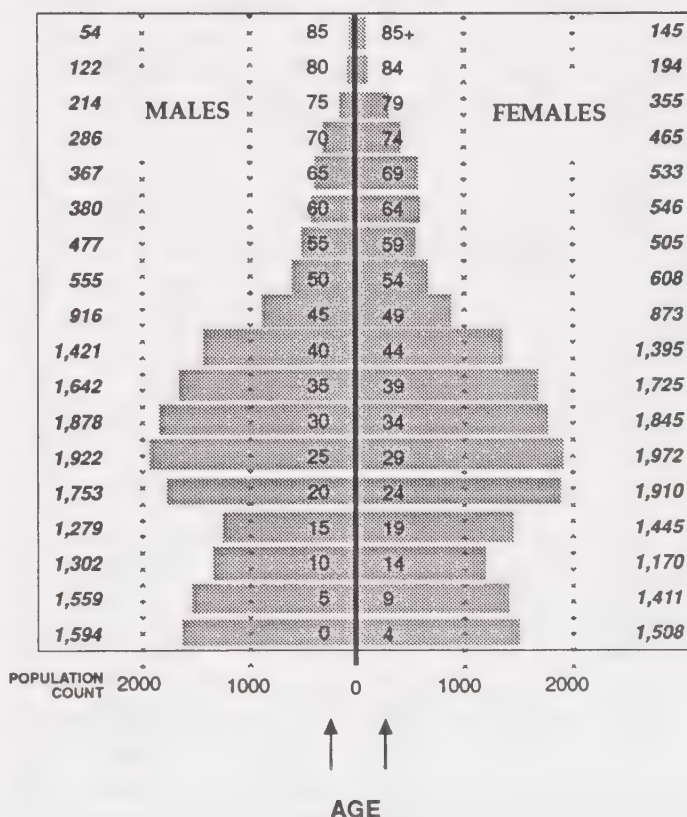
Individuals of different ages

need different types of housing. For instance, the housing needs of an elderly couple without children living at home are quite different from those of a married couple with three children. As the numbers of individuals of different ages change, housing needs will change correspondingly (see Fig. 4.2).

In 1980, seven percent of the population was 65 years of age and over [U.S. Census of Popu-

lation and Housing, 1980]. The elderly population has grown from just under 1,500 individuals in 1980 to 2,735 in 1990. Given improvements in health care and demographic trends, the elderly population is expected to increase dramatically in the next several decades. While significant changes are not expected through 1997, over the long term, housing that meets the special needs of the elderly would be needed in

Figure 4.2
POPULATION BY AGE AND SEX
Rohnert Park, 1990



Rohnert Park to maintain a mixture of housing types that match the changing makeup of the general population.

One-quarter of the population in Rohnert Park in 1980 was less than 15 years of age [U.S. Census of Population and Housing, 1980]. The proportion of persons less than 15 years of age declined somewhat during the '80s to about 23 percent of the 1990 population. Over the long term, the number of women of child bearing age will decline, and as a result, there will be fewer young children in Rohnert Park. This will be particularly true in the older neighborhoods of the city. Such changes are not expected to be significant through 1997.

Rohnert Park's population is predominantly white. In the 1990 census, 89.2 percent of respondents identified themselves as such. The largest racial minority identified was Asian or Pacific Islander, 4.8 percent, 2.6 percent of the population was listed as Black; and 1.0 percent was listed as American Indian, Eskimo or Aleut. The percentage of the population identified as racial minorities has increased slightly since the 1980 Census.

The number of persons identifying themselves as Hispanics has increased signifi-

cantly in past years. The population of Spanish origin increased from 1.44 percent in 1975 to 6.5 percent in 1980 [Special Census, 1975 and U.S. Census of Population and Housing, 1980]. Almost 10 percent of the population (3,247 persons) identified themselves as Hispanic in the 1990 census.

4.5 HOUSEHOLDS OVERPAYING FOR HOUSING

In the early '70s, a steady and continuing rise in the cost of housing began. The cost of housing in Rohnert Park has increased significantly as have housing costs throughout the San Francisco Bay Area. The increase has been fueled by inflation, high interest rates, and increasing demand for housing. The stringent growth control policies of other communities have increased the demand for housing in Rohnert Park. Since 1973, both rents and sale prices have climbed sharply as the demand for housing increased and the supply of affordable housing was limited in the Bay Area.

The median rent in 1980 was \$300 [U.S. Census of Population and Housing, 1980]. Ac-

cording to the 1990 Census, the median rent was \$634. At present, rents for single family homes range from \$650 to \$1,200 per month, rents for condominiums range between \$500 and \$700 per month, rents for two bedroom apartments are roughly \$650 per month, and rents for one bedroom apartments are roughly \$520 per month.

The median value of an owner occupied unit at the beginning of the decade was \$86,200 [U.S. Census of Population and Housing, 1980]. The median reported value of an owner occupied unit in 1990 was \$184,000. As the San Francisco Bay Area became the highest cost housing market in the nation, the cost of housing in Rohnert Park has more than doubled since the '80s.

The upward trend in housing costs has not been matched by a similar increase in household income. In 1980, the median household income in Rohnert Park was \$19,344 [U.S. Census of Population and Housing, 1980]. The 1990 median household income in Rohnert Park was estimated to be \$36,097.

Fewer and fewer families can afford home ownership. The typical family that could afford to purchase a home in the '60s could not purchase a

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home today. People moving into the area find their income is insufficient to meet the housing costs. Young adults and senior citizens find it difficult to stay within the community. They would have to live with other families or rent. Rents, too, are rising faster than incomes. In addition, the choice of housing for both renters and owners is greatly reduced by an extremely low vacancy rate.

ABAG has prepared estimates of the number of low income households that overpay for housing [*Housing Needs Determinations*, 1989, p. 82]. According to ABAG, a household is defined as overpaying for housing if its housing costs amount to 25 percent or more of household income. In Rohnert Park, ABAG calculates there were 1,165 low income households that owned their housing units and 1,993 low income households that rented. Of these numbers, ABAG estimates that 567 or 49 percent of the low income owners, and 1,617 or 81 percent of the low income renters overpaid for housing. These proportions compare to 32 percent of the low income owners and 70 percent of the low income renters that overpaid for housing in the San Francisco Bay region [p. 18]. The cost of housing, a serious problem throughout the re-

gion, is also a problem in Rohnert Park.

The ABAG estimates were prepared prior to release of 1990 Census data. Based on 1990 Census data and assuming a household that pays more than 25 percent of their income for housing was over-

paying, it is estimated roughly one-half of all Rohnert Park households overpay for housing (see Fig. 4.3). Of low income households, those with incomes 80 percent of the median income and less, 90 percent overpay for housing according to the estimate. The 1990 Census data in-

FIGURE 4.3
ESTIMATED HOUSEHOLDS OVERPAYING FOR HOUSING
Rohnert Park, 1989*

25% STANDARD				
	Low Income Households		All Households	
	Number	Percent	Number	Percent
Owner Households				
Do Not Overpay	308	12.6%	4,715	61.9%
Overpay	<u>2,133</u>	<u>87.4%</u>	<u>2,898</u>	<u>38.1%</u>
Subtotal	2,441	100.0%	7,613	100.0%
Renter Households				
Do Not Overpay	195	7.6%	2,083	36.0%
Overpay	<u>2,381</u>	<u>92.4%</u>	<u>3,708</u>	<u>64.0%</u>
Subtotal	2,576	100.0%	5,791	100.0%
All Households				
Do Not Overpay	503	10.0%	6,798	50.7%
Overpay	<u>4,514</u>	<u>90.0%</u>	<u>6,606</u>	<u>49.3%</u>
Total	5,017	100.0%	13,404	100.0%
30% STANDARD				
	Low Income Households		All Households	
	Number	Percent	Number	Percent
Owner Households				
Do Not Overpay	346	14.2%	4,918	64.6%
Overpay	<u>2,095</u>	<u>85.8%</u>	<u>2,695</u>	<u>35.4%</u>
Subtotal	2,441	100.0%	7,613	100.0%
Renter Households				
Do Not Overpay	562	21.8%	2,831	48.9%
Overpay	<u>2,014</u>	<u>78.2%</u>	<u>2,960</u>	<u>51.1%</u>
Subtotal	2,576	100.0%	5,791	100.0%
All Households				
Do Not Overpay	908	18.1%	7,749	57.8%
Overpay	<u>4,109</u>	<u>81.9%</u>	<u>5,655</u>	<u>42.2%</u>
Total	5,017	100.0%	13,404	100.0%

* Estimate based on Summary Tape, File 3A, 1990 Census data.

icates housing affordability is an even more serious problem than ABAG estimates indicate.

While ABAG uses the 25 percent standard to determine whether a household is overpaying for housing, in recent years a 30 percent standard has become commonly accepted. The 30 percent standard is applied in federal, state, Sonoma County and Rohnert Park programs. Based on the 30 percent standard, roughly 42 percent of Rohnert Park households overpay for housing (see Fig. 4.3).

4.6 - HOUSING NEEDS OF SPECIAL POPULATIONS

Within any community there exist special populations with unusual housing needs. Special populations include the handicapped, the elderly, large households, students, female headed households, public employees and the homeless.

HANDICAPPED INDIVIDUALS

The term *handicapped* is used to describe a wide variety of individuals. These numbers include persons with physical or mental limitations that substantially re-

strict their ability to live in conventional housing. The 1990 Census lists 2,182 persons, 16 and older, with a mobility or self-care limitation. Of this number, 932 were persons 65 years of age and older.

The housing needs of handicapped individuals can be met in a variety of ways.

In some cases, simply retrofitting existing housing can transform conventional units into housing suitable for the handicapped. This is perhaps the least costly way in which to provide housing specifically for handicapped individuals. Community Development Commission housing funds could be used to assist in the purchase and remodeling of such housing.

Two group homes exist in Rohnert Park for very low income developmentally disabled adults. Each facility houses six individuals.

Title 24 requires that units in an apartment complex be set aside as handicapped accessible, depending upon the total number of units in the complex. The City could extend this principle to all types of residential projects. Given that relatively few housing units will be built in the next five years, this strategy would create substantial

numbers of housing for handicapped individuals only after 1997, if at all.

Group homes, which are licensed by the State, may be established in any residential neighborhood in Rohnert Park if they house six or less individuals. If more than six, the group home must obtain a special use permit. The City could ease the special use permit standard. This strategy is probably not advisable in that single family homes in Rohnert Park may not be large enough to accommodate more than six individuals.

The City could encourage new construction of care facilities for handicapped individuals. In addition to increasing the mix of housing opportunities, such facilities may prove to be assets to the economy of a community. They provide jobs for medical and care professionals, attract visitors to a community, and encourage development of auxiliary businesses. Such facilities may increase tax revenues beyond their demand for additional public services.

ELDERLY HOUSEHOLDS

There were 1,497 residents of Rohnert Park in 1980 who were 65 years old or over (6.5 percent of the total population).

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Based on ABAG estimates [*Projections 90, 1989 p. 276*] and City estimates, it is estimated the number of elderly residents was 2,200 in 1985. The 1990 Census listed 2,718 residents age 65 over (7.5 percent of the population). In 1990, there were 1,365 owner households (18.2 percent of all owner households) and 548 renter households (9.2 percent of all renter households) headed by persons 65 and over.

Mobile home parks and senior apartments or retirement complexes specifically meet the needs of senior citizens. There are five mobile home parks in the city. Three of these parks are reserved for adults and have a total of 720 spaces. The other two parks allow families but the majority of residents are also elderly. Pacific Springs has 205 market rate units located in a comprehensive retirement complex. There are more than 230 units in the Altamont Senior Apartments. There are 172 units at Copeland Creek and only 12 units are occupied by persons less than 65 years of age. Country Club Village provides 63 units for seniors. Approximately one-half of senior households in Rohnert Park live in housing specifically designed for seniors.

As citizens get older, their

housing needs change. Elderly households do not necessarily need a large dwelling unit with several bedrooms and a large yard. Housing locations near public transit are needed for senior citizens because they may not drive. Auxiliary services such as housecleaning, health care and grocery delivery are needed to help the elderly maintain independent lifestyles. Special efforts are needed to help retired individuals maintain vital connections with the community and other individuals. Senior citizens need additional auxiliary services as illness and disability limit their ability to fend for themselves. Thus, a comprehensive mix of housing within a community should include suitable housing specifically designed for seniors.

HOUSING FOR LARGE FAMILIES

Large families are defined as households with six or more members. In 1990, there were 488 households, 3.6 percent of all households, with six or more persons. There were 351 owner units with six or more persons in the unit, 4.7 percent of all owned units. Only 176 rental units (3.0 percent of all rental units) were occupied by

large families.

There were 5,544 housing units, almost 40 percent of all units in Rohnert Park, with six or more rooms. It is estimated that 4,813 of these large units were owner occupied and 731 were renter occupied.

Overall, there exists an adequate amount of housing for large families in Rohnert Park. There are almost 14 times the required number of large owner units and more than four times the required number of large rental units. There nonetheless appear to be large families located in units that are too small because suitable units may be too costly.

FARMWORKERS

Farmworkers make their living through seasonal agricultural work. They may move with the seasons to different agricultural areas and communities.

Rohnert Park is located in Sonoma County which is famous for its wine industry which employs a large number of farmworkers. However, no vineyards are located in the immediate Rohnert Park area. The nearest grape growing areas are approximately 15 driving miles to the north or 18 driving miles to the east.

Cattle grazing and hay growing are the predominant agricultural industries in areas surrounding Rohnert Park. These agricultural activities are conducted on family-owned and operated farms. Hired and temporary farm labor is not customarily required.

Determining the number of vineyard or other farmworkers that need housing in Rohnert Park is difficult. The 1990 Census provides indirect measures. The Census lists 258 residents with farming, forestry, and fishing occupations (1.3 percent of all workers). This indicator does not directly measure the farmworker population because Rohnert Park is located about 25 miles from the fishing harbor at Bodega Bay and nearby redwood forests. One hundred and thirty-three households (1.0 percent of all households), received farm, self-employment income. No Rohnert Park residents were classified as having farm residence.

The reasonable presumption is that the need does not exist for farmworker housing in Rohnert Park. Agricultural industries in the Rohnert Park area do not normally employ farmworkers. While 1990 Census data indicates that about one percent of Rohnert Park households received income from agriculture, the Census does not indicate that these are farmworker households.

STUDENT HOUSING

Students require specifically designed housing. In general, students should have housing they can rent. Rents should be as low as possible to meet limited student budgets. Student dormitory housing should be located near the university and appropriate commercial centers to minimize the use of automobiles.

SSU plans to increase the number of student housing units by building 300 units in 1996.

As in Rohnert Park, construction of new housing units at SSU depends upon securing adequate wastewater treatment capacity. SSU contracts with the City to transport wastewater to the Subregional Wastewater Treatment and Disposal System. SSU has contracted for treatment of 0.10 mgd average daily dry weather wastewater flow. According to city metering records, the average daily dry weather flow from SSU in 1990 was 0.10. As noted elsewhere in this element, the City does not have excess wastewater treatment capacity which can be assigned to SSU.

The need for student housing in the Rohnert Park area is likely to grow in the long term. SSU's master plan indicates 18,000 to 20,000 full and part-

time students within 15 to 25 years.

In order to anticipate student housing needs, sites for student housing should be identified. These sites may be on or off campus. SSU may develop student housing or private developers may be induced to provide housing that meets the needs of students. The City may use its zoning authority and other means to encourage construction of student housing.

FEMALE HEADED HOUSEHOLDS

The 1990 census documented that 1,395 Rohnert Park households were headed by a single female. Most of these households (897) include children less than 18 years old. The incomes of female headed households were lower than that of other types of families. Female headed households with children had a mean income of \$21,775 compared to a mean income for all families with children of \$44,766.

More than 60 percent of all subfamilies were female headed (167 female headed subfamilies). Two hundred and eight female headed households had incomes below the poverty level and there

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were 376 children in these households. Only 125 of the female heads of households were more than 65 years of age and of this number, only nine were below the poverty level.

HOUSING FOR PUBLIC EMPLOYEES

There is a larger proportion of public employees in Rohnert Park than in other communities. This occurs primarily because of the presence of Sonoma State University. SSU employs 1,050 individuals. At present, the Cotati-Rohnert Park Unified School District employs approximately 600 persons. The City of Rohnert Park has 153 full-time employees.

It has become increasingly difficult for public employees to obtain housing in recent years. The problem is one of affordability. This is becoming a deterrent in local public agency efforts to hire high quality professors, teachers, public safety officers and other employees. The housing needs of public employees most likely mirror those of the general population.

There will probably not be major increases in the number of the Sonoma State University School District and City employees during the next five years.

State law restricts the kinds of

agreements that can be reached with public employees. One acceptable kind of assistance is provided by the City, namely a residency allowance to all employees who live within the city limits.

HOUSING FOR THE HOMELESS

According to the Sonoma County Task Force on the homeless, there are "...approximately 3,000 homeless people in Sonoma County. Forty percent are children." ("Sonoma County Task Force on the Homeless Reporter," January, 1990) These numbers were developed through a "Special One-Week Study of the Homeless in Sonoma County" undertaken in 1987.

The Census listed 15 Rohnert Park citizens living in emergency shelters in April, 1990. Two homeless persons on the street were counted by census takers. The Census also counted subfamilies, cases where two or more households "double up" in a single housing units. There were a total of 677 persons in 278 subfamilies.

Housing experts have determined that, on average, about one percent of the population of a community may be homeless at some time during the

year. In that Rohnert Park has a population of about 40,000, the number of people in Rohnert Park that will become homeless during the year may number approximately 400. These individuals and families may find temporary housing with friends and relatives, stay in a garage, camp out in their automobile or stay in a shelter.

There is no homeless shelter in Rohnert Park. Should an individual or household in Rohnert Park become homeless, the nearest emergency shelter would be in Santa Rosa or Petaluma. Catholic Charities operates the Family Support Center which provides emergency shelter for families with children. The Redwood Gospel Mission houses from 70 to 80 men each night. The Manna Home provides emergency shelter for women and children. Vietnam Veterans of California, Inc. operates a facility for homeless families with children and single veterans. Opportunity House, operated by the Community Support Network, provides up to 30 days of shelter for mentally ill homeless persons. This shelter can serve up to 12 clients at a time. The women's emergency shelter (operated by the YWCA) provides emergency

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shelter for women and children fleeing domestic violence. The Sonoma County People for Economic Opportunity operate two homes, one for families and one for single women. Sonoma County also has a residential AIDS shelter. In addition to shelters in Santa Rosa, there is an emergency shelter in Petaluma, located about seven miles south of Rohnert Park. In total, the emergency shelters assist about 10 percent of persons homeless in Sonoma County during the year.

In addition to emergency shelters, there exist specific programs to aid the homeless. County efforts are coordinated by the Sonoma County Task Force on the Homeless. The Task Force, a nonprofit coalition of service, provides funders, churches, businesses, community organizations and individuals, has created the Sonoma County Fund for the Homeless. As of January, 1990, this fund provided \$90,000 to support services for homeless people.

Another program helping improve housing conditions for low income households is Habitat for Humanity of Sonoma County. This organization has completed several small housing rehabilitation projects. It is searching for gifts and token priced land on which to build modest but adequate housing.

The Service Outreach Ministry Education recruits volunteers to help with shelter work projects.

Recently, a citizen based organization was formed to address homelessness in the Rohnert Park/Cotati/Penn-grove area. The City has appropriated \$5,000 per year to support a program to guarantee deposits and missed rent payments so as to prevent households from becoming homeless.

The Community Development Commission also entered into a contract with Petaluma People Services (PPS). PPS has successfully conducted homeless prevention programs on a full-time basis. PPS receives funds through the HCA Family Fund and Season of Sharing which have been used to make onetime grants in amounts of up to \$1,000 which can be applied either to delinquent rent or security deposits on rental units in Rohnert Park, as well as other communities. Agency funds augment the private foundation funds to assist households at risk of becoming homeless.

In addition, Sonoma Grove is a 152-unit trailer park that provides low cost housing primarily for Sonoma State University students. Rents at Sonoma Grove start at \$150 per

month compared to standard rents for one bedroom apartments at over \$500.

Buildings that could be readily and economically converted into conventional emergency shelters do not exist in Rohnert Park. Given that Rohnert Park has largely developed since 1960, there are no residential hotels, rooming houses, group homes, motels, dormitories or similar buildings that lend themselves to conversion to a traditional emergency shelter. If a conventional emergency shelter were established in Rohnert Park, it would probably be in an existing, or newly constructed apartment building. Given high real estate costs in Rohnert Park, it may not be cost efficient to develop emergency housing in this manner. Emergency housing in the city could be provided by making homes, duplexes, and townhouses available for shared living opportunities.

The City could contract with an emergency shelter in Santa Rosa or another city to help meet Rohnert Park's emergency housing needs.

The Federal Government may provide funds to assist homeless projects in Rohnert Park. The City may apply for funds, made available by the McKinney Act, for transitional

housing projects, permanent housing for the handicapped homeless, and supplemental assistance for facilities that assist the homeless. The transitional housing program is designed to develop innovative approaches for providing housing for the homeless. The permanent housing program is designed to provide long term housing for individuals with mental disabilities and other handicapped homeless. The supplemental assistance program provides funds for particularly innovative homeless programs or to cover costs in excess of assistance provided under other programs.

SUMMARY AND CONCLUSIONS

Approximately six percent of the residents of Rohnert Park are subject to a mobility or self-care limitation. With the exception of group homes established in single family homes, there is no housing in Rohnert Park designed to meet the special needs of these individuals.

The City owns a 10-acre site deeded to the City with the stipulation that it be used for a hospital. Given the oversupply of hospital beds in Sonoma County, it is unlikely that a hospital will be built on the site in the foreseeable future. Perhaps

all or a portion of the site could be used for construction of a residential care facility.

There exists a diverse range of mobility and self-care limitations. The City might consider a wide range of housing options. The City could address the distinct needs of a specialized population. Since the community generally lacks housing for handicapped individuals, the facility should meet the needs of individuals with varied mobility and self-care limitations.

Approximately one-half of the community's elderly households live in housing specifically designed for seniors. There exists many different types of housing reserved for elderly households including mobile homes, apartments and assisted living units. Thus, the need for additional elderly housing is small compared to other pressing housing needs in Rohnert Park.

Similarly, the need for large family units is small. There are relatively few large families living in Rohnert Park (3.6 percent) even though almost 40 percent of all units in Rohnert Park would be adequate for large families. In a few instances, large families occupy overcrowded housing units because suitable units may be too costly.

Agricultural enterprises in

the Rohnert Park area do not employ significant numbers of farmworkers. Farmworker housing is not required in the community.

Sonoma State University is located immediately east of Rohnert Park. There is very limited on-campus housing compared to the number of existing and projected students. University officials note the need for additional student housing, particularly in areas near the campus. In 15 to 20 years, there may be 10,000 additional students looking for housing in the Rohnert Park area. The City must address the need for additional student housing.

There are about 1,800 individuals who work for public agencies in the Rohnert Park area. It has become increasingly difficult for public employees to obtain housing in the community because of high costs. Given government revenue limits, it is not likely that public agencies will increase employment substantially in the next several years. Therefore, there is not an immediate need to create programs to provide housing assistance to public employees.

Surveys in the community have identified relatively few homeless people in Rohnert Park. The 1990 census identi-

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Figure 4.4
DWELLING UNITS
Rohnert Park, 1980 and 1990

TYPE	1980	1990	% CHANGE 1980-1990
Single Family	4,819	8,143	69.0%
Attached and Multi-Family	2,837	4,306	51.8%
Mobile Homes/Travel Trailers	1,299	1,466	12.9%
TOTAL	8,955	13,915	455.4%

fied about 700 individuals from Rohnert Park living in shelters, living on the street, or doubled up in a single housing unit. A variety of agencies provide assistance to homeless individuals in the adjacent City of Santa Rosa. Housing experts in Sonoma County explain that there is not a need for additional shelters but a need to help the existing shelters. Communities should also create programs to help prevent households from becoming homeless.

4.7 - HOUSING CHARACTERISTICS

Rohnert Park's housing market has undergone significant changes since the first homes were built. In 1962 when the

City incorporated as a general law city, only 903 dwelling units existed. In the early '60s and '70s, the primary market was single family detached housing units and mobile home parks. Such housing was affordable by a great majority of residents and families moving into the area.

During the '70s, increasing numbers of multifamily housing units, townhouses and condominiums were built as alternatives to single family housing. Large numbers of townhouses were constructed because of the costs and availability of land. Many of these units were bought by investors. Even though these units came back on the rental market for less than the mortgage payments, it cut down on the housing choice for the average family.

In 1990, Rohnert Park had a total of 13,915 units constructed on a total of 1,858 acres. The

density of housing units in 1990 thus was just 7.5 units per acre. This compares to a density of housing units in 1982 of 7.9 units per acre (9,750 units constructed on 1,211 acres).

The number of housing units in Rohnert Park has increased from 8,955 in 1980 to 13,915 in 1990 (see Fig. 4.4). From 1980 to 1990, the number of single family housing units in Rohnert Park increased by almost 70 percent, and the number of multifamily units in the City increased by nearly 52 percent. Of the total number of units in 1980, 4,819 or 53.8 percent were detached single family units, 2,837 or 31.7 percent were multifamily units, and 1,299 or 14.5 percent were mobile homes or trailers [U.S. *Census of Population and Housing*, 1980]. In 1990, a larger percentage were single family units (57.9 percent) and there were relatively fewer mul-

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Figure 4.5

HOUSING CONDITIONS Rohnert Park, 1981 and 1989

YEAR & TYPE OF UNIT	SOUND	SOUND DEFICIENT	DETARIO RATING	DILIPIDATED	STATE INSPECTED	TOTAL
1981						
Detached Unit	5,125	50	0	0	0	5,175
Multi-Family Unit	2,917	0	0	0	0	2,917
Mobile Homes/Travel Trailers	0	0	0	0	1,299	1,299
TOTAL	8,047	50	0	0	1,299	9,391
1989						
Detached Unit	6,588	68	4	0	0	6,660
Multi-Family Unit	5,084	0	0	0	0	5,084
Mobile Homes/Travel Trailers	0	0	0	0	1,490	1,490
TOTAL	11,672	68	4	0	1,490	13,234

tifamily units (30.9 percent). Since no new mobile home parks were constructed in the '80s, the relative proportion of this type of housing decreased to 11.2 percent.

There were 169 overcrowded owner occupied units and 367 overcrowded rental units in 1990. There were 240 households with 1.01 persons per room or more in 1980, less than 3 percent of all households [*U.S. Census of Population and Housing, 1980*]. The number of overcrowded units in Rohnert Park more than doubled to 536 in 1990, almost 4 percent of all households.

The existing supply of

housing is in excellent structural condition. This is due to the fact the oldest housing units within the city date back to 1958. Some of the older housing units need repair such as painting, landscaping, fence repair, driveway repair, new roofing and some interior remodeling.

In 1990, there were 89 housing units in the Sonoma Grove travel trailer park that lacked complete plumbing for exclusive use, less than one percent of all units in the city.

Prior to 1970, 2,039 residential units were built. These units are between 20 and 31 years old. Dwelling units constructed between 1958 and

1970 are beginning to show signs of wear and may need substantial maintenance in order to continue their sound condition, good appearance and viability.

Another measure of structural condition can be made by a visual survey of the exterior of housing units. Such surveys were conducted in 1981 and 1989. The criteria used to evaluate housing structures were as follows:

SOUND

A structure providing safe, sanitary and adequate housing. The structure shows no visible damage and exhibits the appearance of regular maintenance. Small areas of peeling paint, unmended fences or unkept landscaping may

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be included in a sound rating.

SOUND DEFICIENT

A structure providing safe, sanitary and adequate housing but shows two or more deficiencies which if unrepaired may lead to structure deterioration. Deficiencies include a junky or trashy yard, broken windows, large areas of peeling paint, large driveway cracks, missing shingles and deteriorating fencing.

DETERIORATING

A structure which does not provide safe, sanitary and adequate housing but could if rehabilitated. The structure exhibits a combination of major defects and deficiencies which indicate a prolonged absence of regular maintenance or inadequate original construction. Examples include several broken and/or boarded windows, large areas of missing roof shingles, holes or cracks in the walls and/or foundation, sagging porch and/or roof lines, missing or damaged doors, inadequate additions and inadequate original construction.

DILAPIDATED STRUCTURES

A structure which has deteriorated past the point of eco-

nomical rehabilitation, is unsafe, unsanitary and inadequate housing. The structure exhibits a majority of major defects and deficiencies including severely damaged foundations, roof and porch lines; large holes in walls and roof; missing or broken windows and doors; severely peeling paint; an unpaved pitted and rutted driveway; inadequate additions and inadequate original construction.

In 1981, a 100 percent visual inspection was made of all residential units in Rohnert Park. The above definitions were used by professional staff to rate the condition of each housing unit. There were a total of 9,391 residential units that were visually inspected. All condominiums, townhouses, duplexes and multifamily units were rated in sound condition. Of 5,175 single family detached units, 50 or 0.9 percent were rated in sound deficient condition. These units were located in the "A" and "B" sections of the city, the areas first developed in Rohnert Park. All the remaining single family detached units were in sound condition.

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance in the trailer park is regulated and enforced by the

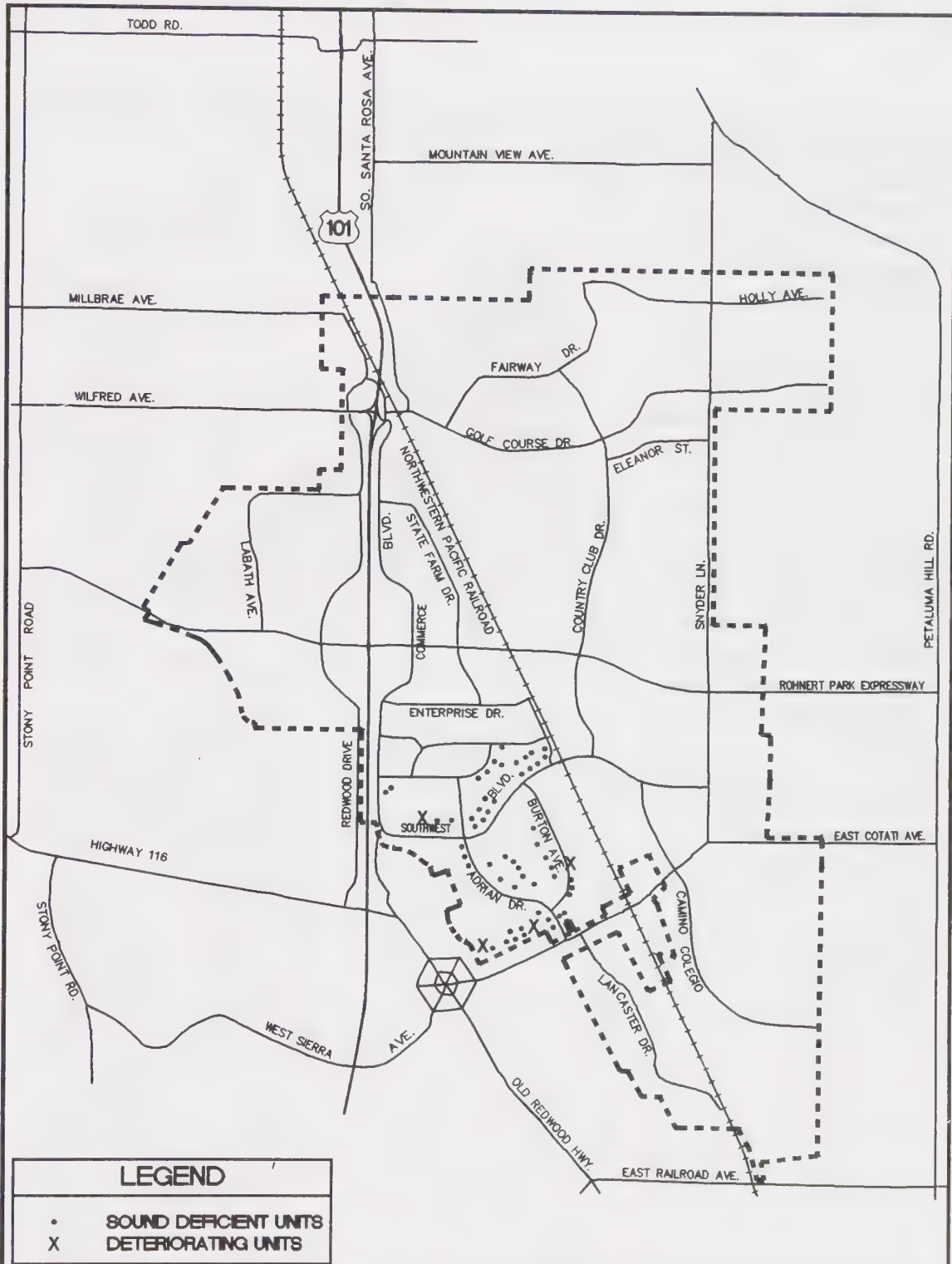
State of California. Therefore, the travel trailers are listed as "state inspected."

In 1989, another housing condition visual inspection was conducted using the same methodology as was used in 1981 (see Fig. 4.5). Again, all condominiums, townhouses, duplexes, and multifamily units were rated in sound condition. Of the 6,660 single family detached units, 68 were rated as in sound deficient condition and 4 were rated as in deteriorating condition. These units were located in the "A" and "B" sections (see Fig. 4.6). All the remaining single family detached units were given the sound rating. The 1981 and 1989 housing condition surveys indicated that there exists a limited but growing housing condition problem in Rohnert Park.

Since 1989, the City has initiated a code enforcement program and the Community Development Commission has conducted an owner occupied housing rehabilitation program. Through these programs, two of the deteriorating units have been upgraded and 40 sound deficient units have been repaired.

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound.

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There are 152 travel trailers located in the Sonoma Grove Travel Trailer park. Sonoma Grove provides an inexpensive and innovative housing alternative for students at Sonoma State University and low income households. The condition of the park and travel trailer units is regulated and enforced by the State of California. Therefore, the travel trailer units are listed as "state inspected units."

While such visual surveys prove a suitable means of measuring the condition of permanent housing structures, visual surveys may not detect mobile home deficiencies. Rohnert Park initiated a mobile home rehabilitation program in fiscal year 1987-88. As a result of publicity, many mobile home residents applied for rehabilitation funds. Interior inspections of many mobile homes discovered major deficiencies.

Scattered single family dwellings in some of the neighborhoods are in need of maintenance. A combination of structural deficiencies, code violations and poor maintenance detract from the quality of the neighborhoods. Building code and zoning violations are a major impact on the neighborhoods quality. Residential areas have the highest percentage of inoperable vehicles, illegally stored recreation vehicles, debris, and

illegal side and rear yard structures which require ongoing enforcement.

4.8 - EMPLOYMENT TRENDS

Employment opportunities have dramatically increased in the last 10 years. In 1992, there were approximately 4,500 jobs in Rohnert Park. This figure increased to approximately 13,000 jobs in 1992, according to the Rohnert Park Chamber of Commerce. Using 25 employees per acre as an estimate of potential employees, Rohnert park has a build-out potential of 20,000 jobs.

The five major employers with current employment totals are: Hewlett-Packard (1,283 employees), State Farm Insurance (1,017 employees), Pacific Bell (420 employees), Compumotor (350 employees), and Sonoma State University (1,050 employees).

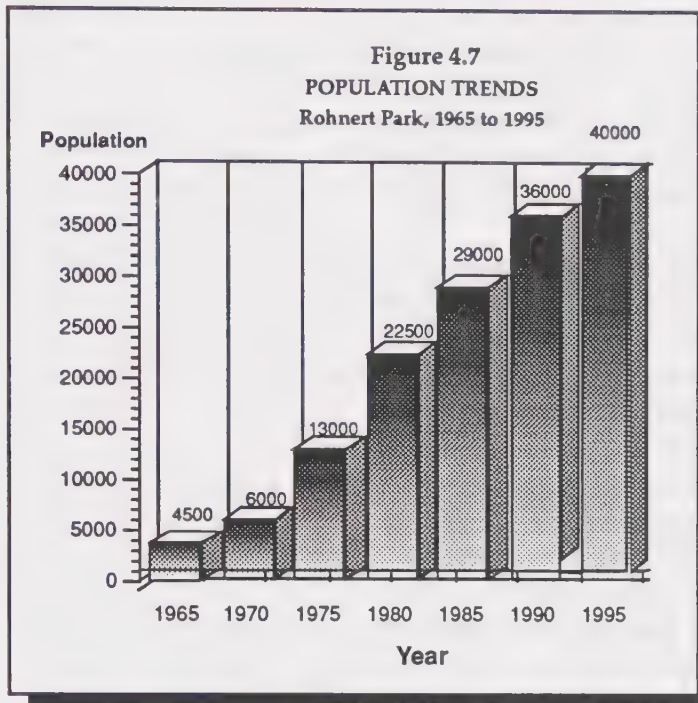
In the last year, major commercial businesses have opened. These include Price Club, Wal-Mart, Target, Home Depot and Food-4-Less. In addition, Home Express, Pets Mart, The Craft Store, Kelly Moore Paints, the Fashion Bug, Red Lobster, Olive Garden, Chili's, Burger King and Arby's have opened. These commercial developments will

employ approximately 1,000 workers.

Although the number of jobs in Rohnert Park has increased dramatically, the percentage of Rohnert Park workers who work within the city has increased only slightly. In 1975, seventeen percent of Rohnert Park workers worked within the city. In 1990, only 23 percent were employed in Rohnert Park. According to the 1990 Census, 77 percent of the working population of Rohnert Park worked outside the city. Additionally, 60 percent of the jobs in Rohnert Park are held by non-Rohnert Park residents.

A major reason for these disappointing figures is that the jobs created in Rohnert Park in recent years do not fulfill occupational/professional needs or the income needs of the predominantly low-paying service jobs. The wages earned in these jobs are inadequate to support a family or to own a home. Rohnert Park residents must commute to other cities to find higher-paying and professional level jobs.

Rohnert Park's goal is to provide its residents with the opportunity to work within a reasonable distance of their homes, preferably, within the



city itself. For Rohnert Park to adequately achieve this goal, the jobs in the community would have to align with the education and skills of the workers in the community and the incomes of workers would need to adequately cover the costs of the housing units in the community.

The Rohnert Park Chamber of Commerce Committee for Economic Development has made it a priority to establish a greater number of professional, managerial, production and high tech job opportunities within the city. They realize it is very difficult to entice these types of employers to an area.

In a broader context, it is ex-

remely difficult to project employment growth in a small city such as Rohnert Park. While employment trends are relatively stable and predictable in large metropolitan areas; the opening, expansion, cutback or closing of one business in Rohnert Park could cause major changes in the local employment level. It is thus difficult to predict the timing of employment growth.

4.9 - POPULATION TRENDS

Sonoma County and Rohnert Park have witnessed significant population growth during the

last 20 years which is not necessarily tied to employment growth. Growth has occurred because (1) of the attractive, superior quality of life in Sonoma County; (2) many have chosen to live in Sonoma County and commute to San Francisco and other core area cities; (3) other communities, closer to San Francisco, have enacted development constraints; (4) industrial and commercial development has occurred in Sonoma County and in particular along U.S. Highway 101; and (5) housing is more affordable in Rohnert Park than in other Bay Area communities. Rohnert Park has been one of the development focal points along U.S. 101.

During the '70s and '80s, Rohnert Park grew at a rapid rate. In 1970, the federal census documented that Rohnert Park had a population of approximately 6,000 people (see Fig. 4.7). By 1975, the population had more than doubled to more than 13,000, and by the 1980 census, the population had grown by an additional 9,500 persons to 22,500. Rohnert Park continued to grow during the '80s at about the same rate. In 1985, the city's population was over 29,000 and in 1990, the population totaled almost 36,000 according to the Bureau of the Census. In 1992, the

population was 37,500. The population of Rohnert Park has grown 1,500 per year, on the average, for the last 20 years.

Wastewater treatment capacity may constitute a major constraint on population growth (see Conservation Element). There has existed a limit on the amount of treated wastewater that could be released, by the plant that serves Rohnert Park, into the Laguna de Santa Rosa and the Russian River. Recently, the State Department of Health announced rule changes that may allow higher treated wastewater discharges. The actual discharge amount would be determined on a case by case basis. Depending on the eventual discharge amount allowed, Rohnert Park could have added wastewater treatment capacity.

In addition, Rohnert Park has instituted a program to reduce wastewater flows from existing homes. New home building could be accommodated depending upon the success of this program.

Difficulty in adequately serving home building sites places another limit on future growth. Community infrastructure including streets, sewer mains, middle schools and high schools, recreation facilities and commercial centers were sized to serve the existing Rohnert Park community.

Rohnert Park has had a tradition of ordered development, coterminous with existing construction. There consequently exist limited amounts of land suitable for infill residential development.

The number of persons per household was higher in 1990 than expected. Rather than 2.52 persons per household, there were 2.66 persons per household at the end of the decade. Substantial increases in housing costs probably account for this fact. This trend will result in a higher population count even if no new housing units are constructed. The difference in persons per household accounts for almost all of the difference between the 1990 population projected in the General Plan adopted in 1990 (34,000), and the actual census count (36,000).

The recommended adoption of policies that limit home building, the lack of infill sites, and the larger number of persons per household will be the primary factors that guide future population levels (see Figure 4.7). It is forecast that the Rohnert Park population will increase to 40,000 in 1995.

4.10 - REGIONAL HOUSING SHARE

Rohnert Park is a very small

component of a larger housing market. The supply and demand for housing in that market cannot be affected by decisions made in Rohnert Park. During the past several years, housing built in Rohnert Park has been almost immediately occupied, particularly affordable housing. There are no apparent trends in the Bay Area that would signify a change in this pattern.

As a result of conscious municipal policy, a wide range of housing types are available in Rohnert Park. Uniquely among jurisdictions in Sonoma County and perhaps all suburban communities in the Bay Area, almost one-half of the housing units in Rohnert Park are multifamily units. Compared with many other communities, Rohnert Park has done more than its fair share in providing affordable housing.

As required by State law (Chapter 1143, Statutes of 1980; AB 2853), the Association of Bay Area Governments (ABAG) has *"...projected regional housing needs for persons at all income levels. ABAG is also required by the law to determine each city's and each county's share of the regional need for housing."* [Housing Needs Determinations, 1989, p. 1]

ABAG determined each jurisdiction's housing share for both the area within the city lim-

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Figure 4.8
Building Permits Issued
Rohnert Park, 1988-1995

CALENDAR YEAR	SINGLE FAMILY UNITS	MULTI-FAMILY UNITS	TOTAL UNITS
1988	364	344	708
1989	315	0	315
1990	271	234	505
1991	131	139	270
1992	103	50	153
1993	3	0	3
1994	0	33	33
1995	28	29	57
TOTAL	1215	829	2044

its as of Jan. 1, 1988 (the existing need), and the sphere of influence area (the projected need). ABAG thus estimated Rohnert Park's housing share based on the City's 1988 Sphere of Influence. In the General Plan adopted in 1990, the City indicated it did not plan to annex additional land suitable for residential development because of wastewater treatment plant limitations, the difficulties and costs of extending water and sewer service east of the city limits, and the desires of citizens. The City applied to LAFCO for a limited sphere of influence which was consistent with the City's ability to provide essential services. With the exception of the Canon Manor Area and a commercial development area, LAFCO approved a sphere of influence boundary coterminous with the city limits. ABAG's projected housing share for Rohnert Park is based on a sphere of in-

fluence more extensive than the current sphere.

This discrepancy occurred because of timing. ABAG's housing share allocations take into account the availability of land for residential purposes. ABAG determines the amount of residential land through "...a review of local plans and other available planning studies..." [p. 7]. The ABAG report prepared in 1988 could not take into account the significant findings and policy decisions incorporated in the General Plan which was completed in 1990.

The City of Rohnert Park, as well as the other incorporated cities and Sonoma County, have hired the firm of Stanley R. Hoffman & Associates to do a study of ABAG's projections for Sonoma County to determine if they are high.

Rohnert Park illustrates a

general difficulty in allocating housing shares on a regional basis. Municipal decisions to participate in residential development projects are complex decisions. The variety of factors that must be weighed are not easily converted into numbers of housing units. It is an enormous task for ABAG to maintain up-to-date and accurate information regarding factors that affect the allocation of housing units among nine counties and 97 cities.

ABAG is not in a position to second guess the basic data, conclusions, and policy decisions contained in general plans and planning studies. The appropriate number of new housing units needed in a given community may be more or less than the number in that community's general plan. The wastewater treatment capacity limit in Rohnert Park may be more or less serious than justifications to limit housing construction in other Bay Area jurisdictions.

ABAG has prepared an estimate of Rohnert Park's share of the regional housing need. ABAG has allocated a total of 2,126 additional housing units to Rohnert Park through 1995.

This total includes an alternative zoning projected allocation. The alternative zoning projected allocation was prepared in accord with California Attor-

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Figure 4.9
Permits Issued for Affordable Units
Rohnert Park, 1988-1995

CALENDAR YEAR	VERY LOW INCOME UNITS	LOW INCOME UNITS	MODERATE INCOME UNITS	TOTAL AFFORDABLE UNITS
1988	0	0	344	344
1989	0	46	0	46
1990	0	0	234	234
1991	4	139	0	143
1992	50	0	91	141
1993	0	0	0	0
1995	20	0	0	0
TOTAL	74	185	669	908

ney General's Opinion 87-206 which required ABAG to analyze "...the potential for a higher level of residential development than contemplated by existing local development policies." [p. 8]

ABAG also has identified housing share by income level. Of the 2,126 units allocated to Rohnert Park, ABAG designated 532 for very low income households, 383 for low income households, 489 for moderate income households, and 722 for above moderate income households [p. 52].

From 1988 through 1993, 954 units were built in Rohnert Park (see fig. 4.8). Of this total, affordable housing was created for 54 very low income

households, 185 low income households, and 669 moderate income households (see fig. 4.9).

Based on the ABAG Housing Needs Determination less actual construction between 1988 and 1993, a total of 172 additional units need to be built in Rohnert Park by 1995 (see fig. 4.10). Sufficient numbers of units affordable to very low and low income households have not been built when compared to the ABAG numbers. There is a need for 478 units affordable to very low income households and 198 units affordable to low income households.

There are existing and po-

tential housing sites sufficient to construct 1,958 units (see fig. 4.10). These sites are discussed in greater detail in the following section. Many of these potential affordable housing sites are currently zoned for commercial or industrial uses. Use of an overlay multifamily zoning district would enable the property owner to undertake residential development in conjunction with or instead of commercial or industrial development. Anticipating enactment of an overlaying zoning district and other zoning ordinance changes, there exist multifamily building sites sufficient to satisfy the ABAG Housing Needs for housing affordable to

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Figure 4.10
SHARE OF REGIONAL HOUSING
Rohnert Park, 1988-1995

	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
City's Share of Housing	532	383	489	722	2,126
Units built, 1988-1993	54	185	669	1,046	1,954
New Construction Needs	478	198	0	0	172
Existing and Potential Sites					
7455 Bodway	0	0	62	0	62
8220 Camino Colegio	0	60	76	0	136
8670 Camino Colegio	0	0	156	0	156
8008 Camino Colegio	0	0	0	164	164
420 City Hall Drive	0	0	87	0	87
5210 Country Club Drive	0	0	21	0	21
1399 E. Cotati*	11	5	0	0	16
1445 E. Cotati*	20	8	0	0	28
1490 E. Cotati*	6	2	0	0	8
Heritage Lane	0	0	0	2	2
1245 Hagemann Lane*	153	65	0	0	218
305 Laguna Drive	24	0	0	0	24
325 Laguna Drive	70	0	80	0	150
330 Laguna Drive	24	10	0	0	34
560 Laguna Drive	61	26	0	0	87
120 Santa Alicia	21	0	0	0	21
5955 State Farm Drive*	200	87	0	0	287
6130 State Farm Drive*	61	26	0	0	87
5580 Snyder Lane*	15	6	0	0	21
Snyder Ln @ Community Ctr.*	12	5	0	0	17
SW Shopping Center					
203 SW Blvd*	106	46	0	0	152
Subtotal	910	400	482	166	1,958

*Sites that may be subject to the R-M:AH, Residential, Multi-Family, Affordable Housing overlay zone.

very low and low income households.

Multifamily housing may be constructed in the P-A Professional-Administrative Office zoning district with a special use permit. This process

could be extended to commercial and industrial zones. The zoning ordinance would need to be amended. The special use permit section could include design standards necessary to facilitate housing construction

in commercial and industrial areas. Housing construction would subsequently be possible on any commercial or industrial zoned parcel, if a special use permit is approved. This may result in a shotgun pattern of affordable

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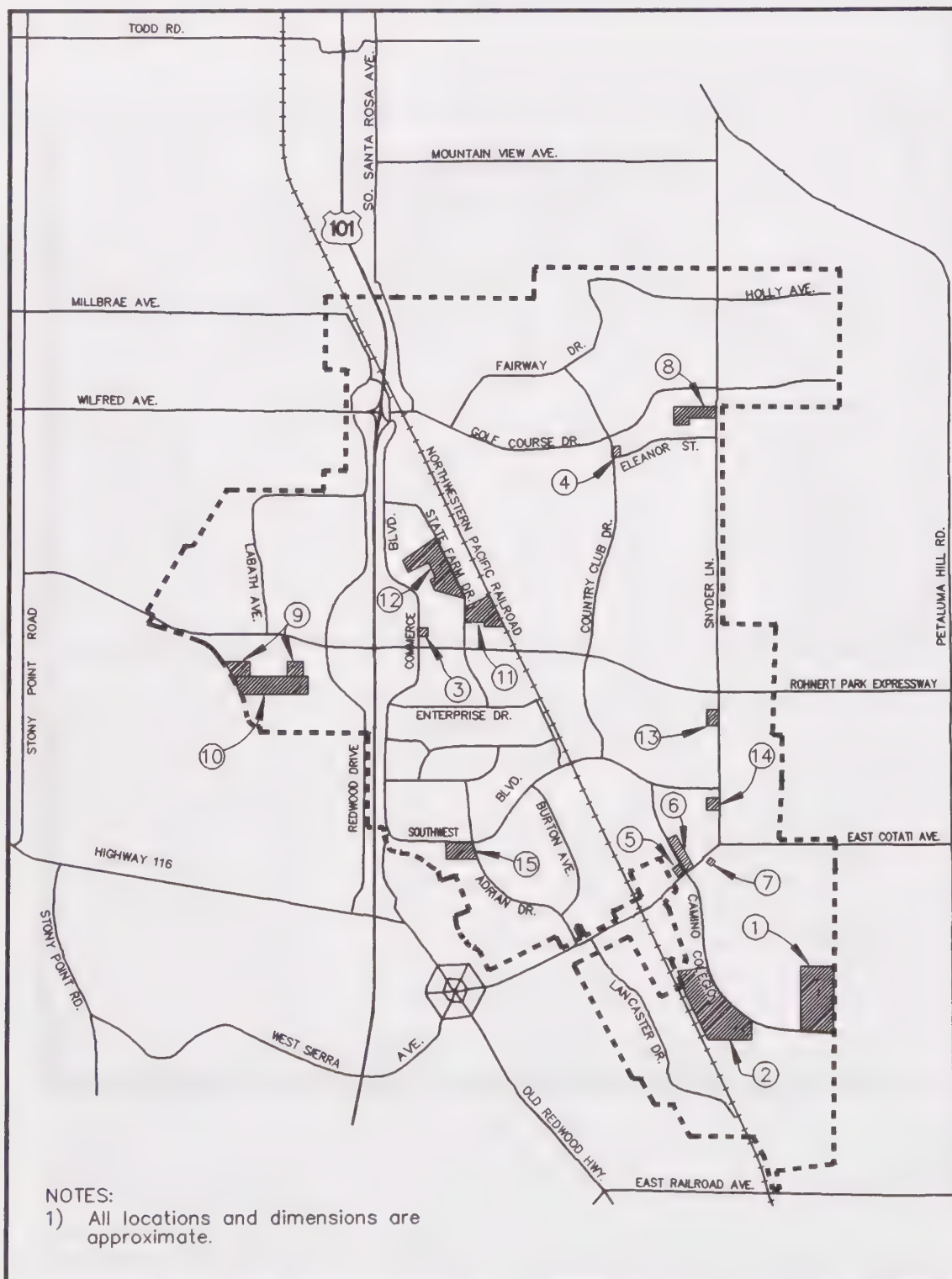


Fig. 4.11

LAND SUITABLE FOR RESIDENTIAL CONSTRUCTION
 ROHNERT PARK, 1995



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FIGURE 4.12
EXISTING AND POTENTIAL RESIDENTIAL SITES
Rohnert Park, 1994

LOCATION	ZONING		ACRES	POSSIBLE UNITS/ACRES	POSSIBLE UNITS
	EXISTING	PROPOSED			
8220 Camino Colegio	R-M:2000:PD Multi-Family	R-1 Single Family	20.54	6.6	134
8800 Camino Colegio	R-M:2000:PD Multi-Family	R-1 Single Family	24.53	6.6	161
420 City Hall Dr	PA:PD Profess. Administrative	Use Permit MultiFamily	4.00	21.8	87
5210 Country Club Drive	PA:PD Profess. Administrative	Use Permit MultiFamily	1.00	21.8	21
1399 E. Cotati	Neighborhood Commercial	R-M:AH MultiFamily	0.75	21.8	16
1445 E. Cotati	Neighborhood Commercial	R-M:AH MultiFamily	1.30	21.8	28
1490 E. Cotati	Neighborhood Commercial	R-M:AH MultiFamily	0.40	21.8	8
1245 Hagemann Lane	R-1:40,000 Single Family	R-M:2000:PD Multi-Family	10.00	21.8	218
330 Laguna Drive	Regional Commercial	R-M:AH Multi-Family	1.60	21.8	34
560 Laguna Drive	Regional Commercial	R-M:AH Multi-Family	4.00	21.8	87
5955 State Farm Drive	Industrial	R-M:AH Multi-Family	13.20	21.8	287
6130 State Farm Drive	Industrial	R-M:AH Multi-Family	4.00	21.8	87
5580 Snyder Lane	Neighborhood Commercial	R-M:AH Multi-Family	1.00	21.8	21
Snyder Ln @ Community Ctr.	Neighborhood Commercial	R-M:AH Multi-Family	0.80	21.8	17
SW Shop. Ctr. 203 SW Blvd.	Neighborhood Commercial	R-M:AH Multi-Family	7.00	21.8	152
TOTAL			97.92		1,375

housing scattered through commercial and industrial areas. This approach would legally enable housing construction parcels sufficient to satisfy the ABAG Housing Needs for very low and low income

households.

Another option would be to change the zoning of parcels. The zoning classification of vacant parcels, currently zoned commercial or industrial, could be changed to a

R-M MultiFamily Residential zoning designation. Property owners would lose the option of using their parcels for commercial or industrial purposes. There exists an inventory of vacant com-

mercial or industrial parcels that could be rezoned to provide sufficient affordable housing sites.

4.11 - LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

AREAS INSIDE THE CITY LIMITS

The pattern of development in Rohnert Park has been guided by the "neighborhood concept." Separate residential neighborhoods were developed around a neighborhood park and school. Nearly all the areas included in the original jurisdiction of the first General Plan of the City of Rohnert Park have been developed according to this concept.

As of 1993, 89 percent of the land within the city was developed. Only 462 acres are undeveloped. Of this total, 75 acres are slated for commercial development, 219 acres are designated for industrial development and 75 acres are set aside for residential development (16 percent of the vacant land).

Twenty-one sites were identified that may be suitable for

residential development (see Fig. 4.11). All the sites with the exception of one, the Southwest Blvd. Shopping Center, are vacant. Some of the sites are suitably zoned for residential development. It is proposed to change the zoning designation for two parcels from multifamily to single family. Residential construction may occur on sites zoned Professional-Administrative with the approval of a use permit. A change in zoning would be required on one site to enable multifamily development. Finally, sites could be designated R-M:AH, Residential Multi-Family, Affordable Housing overlay zone. Each of these cases are discussed in greater detail below.

Portions of the Southwest Blvd. Shopping Center are aging, may have lost viability for a neighborhood commercial center. While specialty stores occupy some of the commercial space, other commercial space has remained vacant for several years. Ownership of the center is split among several owners. The seven-acre site is currently zoned neighborhood commercial. The site could be subject to the R-M:AH overlay zone. This would enable property owners greater flexibility in creating viable uses of the property and increase the likelihood of construction of affordable housing. The

maximum number of units that could be built on the site is 152.

The following vacant sites are suitably zoned for residential development:

- Hatteras Ct.
- 305 Laguna Dr.
- 325 Laguna Dr.
- 120 Santa Alicia

There are 13 total acres in these sites and 233 units could be approved for construction on these parcels.

Two parcels, 8220 and 8800 Camino Colegio, have been rezoned for single-family residential. The applicant proposes to construct approximately 296 single-family units.

The City zoning ordinance allows multifamily construction on parcels in the Professional-Administrative zoning district if a use permit is approved. There are two such parcels that may be specifically suitable for residential construction, 420 City Hall Drive and 5210 Country Club Drive. These parcels total five acres and could accommodate, at most, 108 multifamily units.

The 10-acre site at 1245 Hagemann Lane is currently zoned R-1:40,000 which would enable construction of 10 single-family homes. Additional wastewater sewer line capacity is needed to serve more than 10 homes on the

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parcel. If sewer line capacity can be added, then the zoning classification may be changed to RM:2000:PD which would allow construction of up to 218 multifamily units.

There exist nine sites that are currently zoned neighborhood commercial, commercial recreation, regional commercial or industrial. There is a total of 30.35 acres in these sites. The sites are located at:

- 1399 E. Cotati Avenue
- 1445 E. Cotati Avenue
- 1490 E. Cotati Avenue
- 5955 State Farm Drive
- 6130 State Farm Drive
- 5580 Snyder Lane
- Snyder Lane at the Community Center
- SW Shopping Center, 203 SW Blvd.

The City could approve a new R-M:AH, multifamily, affordable housing overlay zoning district that would apply to these parcels. The property owner could choose to develop the parcel according to its current zoning, develop it according to the regulations in the R-M:AH district, or create a mixed use project. The maximum number of multifamily housing units that could be constructed on these parcels is 668 units.

The proposed housing development sites are located throughout the community

(see Fig. 4.11). The sites in the "M" section (southeast portion of the city) are adequately served by an elementary school and municipal park. Adequate public utilities exist including streets, water lines and sewer lines to serve the proposed development. Multifamily development is proposed west of U.S. Highway 101. This area is not convenient to schools and municipal parks and there is a need for a public safety substation. Residential construction is proposed along State Farm Drive, north of the Rohnert Park Expressway. This is presently a commercial, office and industrial area. On the other hand, there are a few vacant parcels located near one another and of sufficient size to enable development of a moderate density residential neighborhood. The area has adequate public services. The remaining infill parcels scattered throughout the community have access to adequate public services and facilities.

In accord with State law, the City allows manufactured housing on a permanent foundation in residential districts. There does not exist a site of suitable size for a mobile home park with adequate public utilities among the vacant parcels. There may be a suitable mobile home park site outside of

the city limits. Development of a new mobile home park probably will not occur during the time frame of this element.

Prior to preparation of this plan, a citizens housing committee met with experts regarding emergency shelters. These advocates stressed that Sonoma County did not require another emergency shelter. Rohnert Park should support shelters located in the neighboring cities of Santa Rosa and Petaluma. The housing experts advised there is a need for transitional housing in Sonoma County and Rohnert Park. Transitional housing sites include the site at Santa Alicia which houses 21 households.

Of all the sites listed, only the Southwest Blvd. Shopping Center site has redevelopment potential. Since all construction in Rohnert Park is of relatively recent vintage, there are no commercial or industrial buildings suitable for rehabilitation because of disrepair. By and large, commercial and industrial buildings are occupied.

The City took specific actions to assure adequate wastewater treatment capacity for all anticipated residential development parcels within the existing city limits. The City also undertook a successful retrofit program to reduce water use and consequently wastewater

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flows. The City currently takes back about one-half of its treated wastewater to irrigate public lands. An added treated wastewater mainline is about to be installed. With the installation of this line, the City will use roughly all the treated wastewater generated by Rohnert Park for landscape irrigation. This will help increase the capacity of the subregional wastewater treatment plant.

Water supplies are adequate to serve any anticipated residential development.

With the construction of the "M" section school in 1990, all the areas are served by elementary schools. The Laguna Drive sites would be located across U.S. Highway 101 from the nearest elementary school, John Reed. The Unified School District does not provide bus service for its students. Construction of a pedestrian bridge across U.S. Highway 101 at Copeland Creek (see Chapter 3, Circulation), would enhance the safety of elementary students, residing in the proposed Laguna Drive sites. The newly constructed middle school expands classroom space for the middle grades. The high school and recently constructed continuation high school have adequate classroom space. Shopping centers are within two miles of the lands suitable for

residential development.

The City has endeavored to anticipate circulation needs for lands suitable for residential development. The Snyder Lane/East Cotati Avenue intersection was improved in 1989 so as to ease traffic congestion. Traffic lights were installed on Petaluma Hill Road at the Snyder Lane, Rohnert Park Expressway, East Cotati Avenue, and Valley House Road intersections. The City widened portions of Snyder Lane, north of the Expressway, to create left turn lanes and improve traffic flow. Camino Colegio has been constructed to collector street standards to serve the "M" section. Furthermore, Maurice Avenue and Bodway Parkway were designated so as to provide additional access in and out of the "M" section. Bike lanes have been constructed along Camino Colegio and to Sonoma State University. Each residential site is served by Sonoma County Transit and/or Golden Gate Transit.

AREAS OUTSIDE THE CITY LIMITS

Land suitable for residential development may exist outside the city limits. Different development issues apply depending upon the location of par-

cels within the planning area.

Sonoma County designated *community separators* in its General Plan adopted in 1989. These areas are targeted for open space preservation. The objective is to maintain open space buffers between communities to help identify separate municipalities. Parcels immediately north of Rohnert Park, between the northwest city limits and the north branch of the Laguna de Santa Rosa also were incorporated into a community separator.

The Sonoma County Local Agency Formation Commission (LAFCO), a city/county body, oversees annexations. Within a framework set by state law, LAFCO approves the incorporation of parcels into municipalities to help implement the community separator policy. LAFCO adopted a policy stating that it will not approve annexation of land within a community separator.

Sonoma County voters approved a one-fourth cent sales tax to pay for acquisition and preservation of open space. The funds are administered by the Sonoma County Agricultural Preservation and Open Space District. The District negotiates with willing sellers and focuses on the purchase of open space easements. Certain areas have been assigned priorities for use

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of District funds. Community separators including the areas north and northwest of Rohnert Park were designated top priority. The District has purchased open space easements from owners of selected parcels in these areas.

NORTHWEST OF ROHNERT PARK

This area is included in a community separator. Nevertheless, homes built prior to and after adoption of the community separator policy dot the area. These homes rely on septic systems and water wells. During 1992, the City received written annexation requests from property owners. Should the properties be annexed, the City would be obligated to provide services at levels roughly commensurate to those received by other property owners in the city. Engineering and cost studies have not been undertaken to determine public service needs. Consistent with the Sonoma County General Plan and LAFCO policy, this area has been identified as a community separator (see Chapter 2, Land Use).

NORTH OF ROHNERT PARK

This area lies within a com-

munity separator. Single family home construction has been permitted by Sonoma County in this area, specifically along Mountain View Avenue. Nevertheless, there remain relatively large parcels that are used to grow hay, used for pasture, or remain fallow. Rohnert Park has not received requests for annexation from owners of property in this area. The City of Santa Rosa proposed extension of its sphere of influence on either side of South Santa Rosa Avenue south to U.S. Highway 101. Since this proposal was made, the two cities have discussed ways to preserve the open space buffer. Acquisition of parcels and easements in the buffer area is a priority of the Sonoma County Agricultural Preservation and Open Space District. One parcel between Snyder Lane and Petaluma Hill Road, north of the "G" section, is subject to a Williamson Act contract (see Chapter 6, Open Space).

BETWEEN THE CITY

This area is not located in a community separator. Land in this area is used to grow hay, as pasture, or to grow crane melons. Most of the parcels are relatively large but several small tracts exist and a few single family homes have been

built generally at the edges of the area.

Approximately 326 acres in this northeast area are controlled by a single developer. This developer has publicly announced long term residential and commercial construction plans. Other property owners have requested annexation and provision of City services.

The area north of Hinebaugh Creek, east of the city limits, is outside the Cotati - Rohnert Park Unified School District but in the Bellevue Union School District and Santa Rosa High School District. Substantial residential construction in the area would create the following possibilities:

1.

School district boundaries could be adjusted prior to development and the area included in the Cotati-Rohnert Park Unified School District. This district would receive school impact fees from development and students would attend schools in the Rohnert Park community.

2.

School district boundaries could be adjusted after development. The Bellevue and/or Santa Rosa High School districts would receive school impact fees. The Rohnert Park-Cotati District would have to provide class-

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room space for students without the benefit of impact fees.

3.

School district boundaries would not be adjusted. There eventually may be enough students to justify construction in the area of one or more elementary schools by the Bellevue Union School District. On the other hand, high school students would travel several miles to Santa Rosa schools.

Should home building occur in the area north of Hinebaugh

Creek, the Cotati-Rohnert Park Unified School District would favor adjusting boundaries prior to development.

The Bellevue Union District has indicated a willingness to change boundaries. The Santa Rosa High School District proposes to retain its jurisdiction in the area.

The Cotati - Rohnert Park Unified School District constructed a middle school on 67 acres located east of Snyder Lane, north of Hinebaugh

Creek, outside the city limits.

Provision of municipal services for areas beyond the school site will require major infrastructure improvements. Wastewater sewer mains are sized to serve the area within the existing city limits. If development occurs in the northeast area, a larger sewer main or parallel main line would need to be installed from Snyder Lane to the sewage pump station west of U.S. Highway 101. Substantial development may

Figure 4.13

SELECTED BASIC REQUIREMENTS Residential Zones, Rohnert Park, 1995

DISTRICT	MINIMUM SITE		SQUARE FEET PER UNIT	MINIMUM YARDS		
	WIDTH	DEPTH		FRONT	SIDE	REAR
R-1:40,000	100'	400'	40,000	50'	15'	50'
R-1:10,000	85'	100'	10,000	25'	5'	25'
R-1: 8,000	75'	100'	8,000	20'	5'	20'
R-1: 6,500	65'	100'	6,500	20'	5'	20'
R-1	(A)	100'	(A)	20'	5'	20'
R-2: Duplex	60'	100'	6,000	20'	5'	20'
R-M: 1,500	60'	100'	1,500	20'	10'	20'
R-M: 2,000	100'	100'	2,000	20'	10'	20'
R-M-H: 800	100'	100'	800	20'	15'	20'

DISTRICT	OPEN SPACE PER UNIT	FLOOR AREA PERCENT	MAXIMUM LOT COVERAGE	OFF-STREET PARKING
R-1:40,000	-	-	50%	2 spaces
R-1:10,000	-	-	50%	2 spaces
R-1: 8,000	-	-	50%	2 spaces
R-1	-	-	50%	2 spaces
R-2: Duplex	500 sq. ft.	-	40%	2 spaces
R-M: 1,500	400 sq. ft.	75%	40%	-
R-M: 2,000	530 sq. ft.	75%	40%	2 spaces
R-M-H: 800	200 sq. ft.	100%	50%	(B)
				1/two units

(A) Minimum lot sizes shall be the smallest lot shown on the recorded subdivision map.

(B) Subject to flexible parking requirements in Section 9-301b.

require widening the Rohnert Park Expressway, Snyder Lane, Petaluma Hill Road, and Keiser Road. The Northeast area is outside the city's sphere of influence.

One parcel in the northeast area is subject to a Williamson Act contract (see Chapter 6, Open Space).

CANON MANOR

This area, south of Sonoma State University, remains in Rohnert Park's sphere of influence. The area was subdivided into one half-acre lots. Sonoma County has permitted construction of single family homes and a golf driving range. The homes rely on individual wells and septic systems. There are concerns that wells may be contaminated by failed septic systems so Sonoma County requires that a one-acre parcel be assembled prior to issuing a building permit. Preliminary discussions have taken place regarding extension of water and sewer lines from the Rohnert Park systems but no substantial steps have been taken.

BETWEEN THE CITY AND PETALUMA HILL ROAD, SOUTH OF CANON MANOR

This land is divided into two parcels. The area is within the Cotati - Rohnert Park Unified School District. Existing sanitary sewer mains would need to be enlarged or new mains installed to accommodate development of these parcels. The two parcels are split by Valley House Drive, the main vehicular entrance to the Hewlett-Packard plant.

Owners of these parcels have submitted various development proposals to the City. These proposals have been the focus of substantial political debate in Rohnert Park.

4.12 - POTENTIAL AND ACTUAL GOVERNMENT HOUSING CONSTRAINTS

There are five types of potential and actual government housing constraints in Rohnert Park. These potential and actual constraints include 1) land use controls, 2) building codes,

3) site improvements, 4) impact fees and exactions, 5) project approval procedures, 6) wastewater treatment capacity constraints, and 7) miscellaneous constraints. Each of these constraints are reviewed, and there is a discussion of the impact of these constraints on the production of housing, and in particular, housing for low and moderate income households.

LAND USE CONTROLS

The City's Zoning Ordinance establishes standards for lot size, yard sizes, open space per unit, floor area, lot coverage and offstreet parking (see Fig. 4.13). The standards allow residential construction at one unit per acre up to a maximum of 54 units per acre. These standards have applied since 1984.

The ordinance requires architectural and design review by the Director of Planning. This review ordinarily takes place at the time of application for a building permit. The Director of Planning reviews elevation drawings, site plans and landscaping plans. The design guidelines utilized by the Director of Planning are as follows:

1.

Variation from adjoining structures in the height, bulk, area,

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openings or breaks in the facade facing a street, and/or line and pitch of roof.

2.

Variation from adjoining structures in the arrangement on the parcel.

3.

Variation in architectural motifs is encouraged but not required.

4.

Variation from directly adjacent structures of materials, color and arrangement of exterior materials.

5.

Internal harmony and consistent relationship within the design of the structure.

Subdivisions of single family dwelling units are required to have specific numbers of exterior design variations depending upon the number of lots in the subdivision as follows:

Number of lots	Exterior variations
2 to 5	2
6 to 9	3
10 to 19	4
20 to 29	5
30 to 39	6
40 to 49	8
50 & more	20% of total

Single family residential subdivisions are also required to

provide architectural designs which vary from those in adjacent subdivisions. Developers are encouraged to provide a variety of floor plans.

The zoning ordinance includes design standards specific to manufactured homes. Manufactured homes must be 20 feet in width and their exterior materials must look like those commonly found on conventionally built residential structures in the surrounding area. Wall covering materials must extend to the concrete foundation. Roofing materials also must look like those commonly found on residential structures in the surrounding area. The roof pitch should not be less than five inches of vertical rise to each 12 inches of horizontal run. Each manufactured home must have two covered parking spaces.

Rohnert Park has had a Growth Management Policy since 1977. This policy limits residential construction to 650 units per year and was instituted primarily to help alleviate overcrowding at neighborhood schools. Affordable, multifamily projects were exempted from the annual limits. The policy was established by resolution instead of ordinance and remains in effect. Nevertheless, fewer than 650 units were built in Rohnert Park annually since 1988 because of wastewater treatment

capacity limits (discussed later in this section).

Rohnert Park has developed according to the neighborhood concept. Residential neighborhoods are constructed around a park and/or school site. The subdivision regulations require dedication of park and/or school land. The required area is approved by the City Council upon approval of the tentative map. Standards in the General Plan provide guidance as to how much land needs to be dedicated. In order to determine the per unit cost of these standards, it is assumed that an elementary school campus is about 10 acres, that land costs \$250,000 per acre, and that there are 2.66 persons per housing unit. The standard that there should be one elementary school campus for each 5,000 residents results in a cost per housing unit of roughly \$1,300. The standard that there should be one five-acre neighborhood park for each 5,000 residents results in a cost per housing unit of roughly \$650.

BUILDING CODES

The City has adopted recent editions of the Uniform Building Code, Uniform Housing Code, National Electrical Code, Uniform Plumbing Code, Uni-

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form Mechanical Code, and the Uniform Fire Code. The City has amended these codes in a few instances. The City has adopted additional requirements for concrete slab floors to account for local adobe soil conditions. Street numbers are required to be lighted in order to improve identification of homes by emergency personnel. Low flow showerheads are required by an amendment to the Uniform Plumbing Code. The City requires installation of smoke detectors in single family homes and automatic fire alarm systems in multifamily complexes, apartment complexes, and condominium complexes. Automatic fire suppression systems must be installed in structures with more than two dwelling units.

Plan checking, building inspection and code enforcement

are duties of City staff. Depending upon the nature of the project, plan checks are accomplished within a few days to two weeks. Sufficient staff exists to prevent unnecessary delays during construction. Given the age of construction in Rohnert Park, the need for code enforcement has been infrequent. On average, less than five code enforcement actions occur each year.

SITE IMPROVEMENTS

City subdivision regulations incorporate fairly standard requirements. Residential streets must meet the following right-of-way width and pavement width standards (see 4.14).

Cul-de-sacs must have a right-of-way width of 56 feet, turnaround right-of-way diam-

eter of 110 feet diameter right-of-way and pavement diameter of 90 feet. Generally, cul-de-sacs should not be longer than 500 feet. Residential subdivisions are required to have vertical curbs and gutters.

Subdivision regulations require the developer to install sidewalks on both sides of the street in most instances. The subdivision committee may require 10-foot wide sidewalks in high pedestrian use areas.

Special requirements in the subdivision regulations include planting of street trees or a \$40 per tree payment and installation of utilities underground. Utilities placed underground include electrical, telephone and cable TV lines. These requirements greatly enhance the appearance of residential neighborhoods.

Figure 4.14
STREET STANDARDS
Rohnert Park, 1995

TYPE OF STREET	RIGHT-OF-PAVEMENT WIDTH	PAVEMENT WIDTH CURB-TO-CURB
Parkway	120 feet	80 feet
Major thoroughfare	104 feet	80 feet
Secondary thoroughfare	86 feet	64 feet
Residential collector	60 feet	40 feet
Minor residential	56 feet	36 feet

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Figure 4.15

DEVELOPMENT FEES Rohnert Park, 1995

DESCRIPTION*	FEE	EFFECTIVE DATE
New fee		08/13/87
Per acre for development fee (water and sewer)	\$16,350/acre	07/14/93
Special water connection fee		
Single family	\$1,580/unit	07/14/93
Multi-family	\$1,200/unit	07/14/93
Traffic signalization		
Residential fee	\$1000/unit	07/27/93
Mobile Home	\$760/unit	07/27/93
Sewer service connection fee		
Single family	\$5,450/unit	07/14/93
Multi-family	\$4,560/unit	07/14/93
Mobile home	\$3,270/unit	07/14/93
Water/Wastewater Conservation fee		
Residential	\$300/unit	10/23/92
Capital outlay fund fee		
<u>Single family</u>		
With 1 bedroom	\$965/unit	07/27/93
With 2 bedrooms	\$1,185/unit	07/27/93
With 3 bedrooms or more	\$1,340/unit	07/27/93
<u>Multi-family</u>		
With 1 bedroom	\$800/unit	07/27/93
With 2 bedrooms	\$850/unit	07/27/93
With 3 bedrooms	\$1,090/unit	07/27/93
With 4 bedrooms or more	\$1,235/unit	07/27/93
<u>Mobile homes</u>		
Adult only mobile home park		
With 1 bedroom	\$580/unit	07/27/93
With 2 bedrooms	\$695/unit	07/27/93
With 3 bedrooms or more	\$800/unit	07/27/93
Mobile home parks with children		
With 1 bedroom	\$695/unit	07/27/93
With 2 bedrooms	\$800/unit	07/27/93
With 3 bedrooms or more	\$850/unit	07/27/93

*School impact fees are levied and collected by local school districts.

*Development Fees are subject to change and adjustment periodically.

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Figure 4.16
PROJECT APPROVAL TIMEFRAMES
Two Representative Cases, Rohnert Park

The Project:	File 1229	The Project:	File 1597
45.32 Acre Parcel		45.07 Acres in Two Parcels	
160 Single Family Units		296 Single Family Units	
6.6 Acres for Apartments		Zoning Change from Multifamily to	
Rezoning from Holding Zone to Single		Single Family	
Family and Multifamily			
Application Date:	April 11, 1988	Application Date:	April 16, 1993
Planning Commission Approval		Planning Commission Approval	
Rezoning: April 28, 1988		Rezoning: June 10, 1993	
Tentative Map: April 28, 1988		Tentative Map: Jan. 26, 1995	
City Council Approval		City Council Approval	
Rezoning: May 24, 1988		Rezoning: July 26, 1994	
Tentative Map: May 24, 1988			

IMPACT FEES AND EXACTIONS

The City charges a variety of development impact fees (see Fig. 4.15). These fees include an annexation fee, development fee, water connection fee, traffic signalization fee, sewer connection fee and capital outlay fund fee. The purpose of these fees is to assure the public costs of new development are paid by that development rather than the existing taxpayers of the City of Rohnert Park. For instance, water and sewer fees are used to pay for the increased system capacities required by the new development.

As stated earlier, Rohnert Park has been developed according to the neighborhood concept. Subdivision regulations implement this policy by requiring reservation and/or dedication of school, park and playground sites. The regulations in general require an elementary school site of ten acres for each 600 families. Park sites of at least five acres much be developed in conjunction with a school site. The developer may pay a dedication fee.

The subdivision regulations also require development of a four to six acre neighborhood shopping center to serve 1,500 to 2,000 families.

LOCAL PROCESSING PROCEDURES

In recent years, varied amounts of time were taken to consider and approve housing construction proposals. Generally, the greater the public controversy regarding a proposal, the greater amount of time spent in determining approval. Often time delays may result from the independent actions of third parties or efforts by the City to create a defensible record in anticipation of legal action by a third party. In particular, the neighboring city of Cotati raised environmental concerns regarding two affordable housing projects. In one

case the City Council ordered the time consuming preparation of an environmental review report in response, in part, to the comments of the City of Cotati and a neighboring property owner.

Time frames for housing project approval may vary considerably. In two representative cases analyzed, the time frame ranged from 43 days to over one year (see Fig. 4.16).

Future residential development sites identified earlier are located within planned development zoning districts. This designation requires that developers review development plans with Planning Department staff. With few exceptions, development controversies are worked out prior to public hearings. Any unresolved questions are settled by the Planning Commission and/or the City Council. This process expedites the public review of proposals. Developers know clearly where their projects stand.

WASTEWATER TREATMENT CAPACITY

Fixed wastewater treatment capacity may limit construction of all types of housing in Rohnert Park.

In the '70s, the City of Rohnert Park, Sonoma State

University, Cotati, Santa Rosa, Sebastopol and Sonoma County agreed to maintain a regional wastewater treatment plant. This decision was consistent with federal and state policy that required creation of large scale, regional wastewater treatment facilities. Rohnert Park closed its treatment plant and commenced to pump its wastewater to the Santa Rosa Subregional Sewerage System.

The City of Santa Rosa, which operates the Subregional Sewerage System, obtained a National Pollution Discharge Elimination System (NPDES) permit to discharge treated wastewater into the Russian River. The permit was issued by the state Regional Water Quality Control Board (RWQCB). The water quality of the Russian River is of great importance in that it is a major California natural and recreational resource. Therefore, the RWQCB required that the effluent from the Subregional Sewerage System meet tertiary treatment standards. The treated wastewater can be safely reused in a variety of ways including the irrigation of agricultural land, golf courses and landscaped areas. In order to maintain high quality treated wastewater levels, the RWQCB has set the amount of wastewater that can

be treated and discharged to the Russian River by the Subregional Sewerage System. The volume of the plant is 18 million gallons per day (mgd).

The 18 mgd wastewater treatment capacity is allocated among the various entities that rely on the Subregional Sewerage System to treat their wastewater. Rohnert Park's allocation is 3.12 mgd. In 1991, Rohnert Park's wastewater flow was 3.07 mgd, or 98 percent of its total allocation.

The wastewater treatment constraint became evident in 1987. For the first time, proposed housing developments would generate levels of wastewater in excess of the city's treatment allocation. Developers and property owners had submitted tentative subdivision maps which indicated more housing units than could be accommodated. The City notified builders and property owners, stated the amount of wastewater treatment capacity remaining, and asked for verification of projects that builders anticipated during the next several years.

In order to preserve and protect the public health and safety, the City has formulated a phased moratorium on residential construction and approved Resolution No. 87-203 allocating residential building

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permits for 1988 through 1992. This phased moratorium has expired. In this resolution, the Council made the following findings:

1.

Based on the latest and best information available concerning the city's remaining sewer capacity in the Subregional Wastewater Treatment and Disposal System, Rohnert Park has enough sewer capacity as of Nov. 24, 1987 for 1,325 additional residential units.

2.

Property owners and/or their representatives agreed to a program that would stage residential growth and use of sewer capacity in Rohnert Park through 1992.

The following process was utilized in allocating wastewater treatment for residential units. In 1987, the City Engineer estimated the number of residential units that could be serviced with the remaining wastewater treatment capacity available to the city. City staff also compiled the residential building proposals and proposed allocations. The allocations were based on the following criteria:

1. Infill of vacant parcels within the city;
2. Providing housing

for which there existed the highest demand; and

3. Encouraging the provision of affordable housing.

Staff presented its recommendations at a public meeting held in November, 1987. Members of the public, specifically builders and property owners, reviewed staff recommendations and submitted comments. Staff recommendations and comments from the public were submitted to the City Council. The City Council adopted an amended plan at the same time that Resolution 87-203 was adopted. The adopted plan allocated wastewater treatment capacity in terms of residential permits for each calendar year, 1988 through 1992. The plan either allocated wastewater treatment capacity to a project or did not.

The City Engineer provided annual updates to the City Council regarding wastewater treatment capacity, and residential building permits that could be allocated. During its annual review, the Council adjusted the allocation schedule based on amended private development plans and changes in construction timing.

The City Council enforces its wastewater treatment allocation plan through the use of

its legislative powers. Subdivisions have been recorded in stages according to the plan. Should a subdivision be proposed which is not a part of the plan, the City Council may decline to approve a proposed subdivision. Proposed commercial or industrial projects require conditional use permits. The City Council also may decline to approve such permits.

Since adoption of Resolution 87-203, the Community Development Commission of the City of Rohnert Park stimulated an affordable housing project on an infill site. Respecting the allocation criteria and State policy, the City Council added this new residential project in 1991 to those with an allocation of wastewater treatment capacity.

The City uses treated wastewater to irrigate private farmland, public park land and golf courses. Roughly one-half of the treated wastewater generated by Rohnert Park is used for irrigation purposes in the Rohnert Park area. The City proposed and allocated funds to install a line that will transport treated wastewater along Copeland Creek through the center of the city. The line is being installed and should be complete by the end of 1995. Treated wastewater could be

used to irrigate the Expressway/U.S. Highway 101 interchange landscaping, the high school property, landscaping at private businesses, parks, Sonoma State University, the Community Center site and other locations. With this line, roughly all the treated wastewater generated by Rohnert Park would be used to irrigate land in the Rohnert Park area.

In 1992, the City initiated a program to reduce wastewater flows from existing residential units. Specifically, toilets and showers have been retrofitted with devices that reduce wastewater flows. Depending upon resulting reductions in wastewater flows, there will be added treatment capacity available for new construction. The City estimates that the retrofit program conserves 0.09 mgd and will allow construction of about 300 additional residential units.

Plans were initiated for expansion of the Subregional Sewerage System. The expansion is expected to be complete by the end of 1999. The jurisdictions and entities that participate in the plant would receive increases in their wastewater treatment allocations proportional to their existing capacity. Rohnert Park's allocation is expected to increase from 3.12 mgd to 3.55 mgd. It is estimated that the 0.43 mgd increase in treatment capacity would be suf-

ficient to meet the needs of about 1,440 new housing units.

INFRASTRUCTURE

In order to assure safe and healthful housing, local government must provide certain facilities and services. Facilities and services provided by the City are detailed in other chapters of this General Plan. The adequacy of specified facilities and services related to housing construction specified in this element are summarized below:

Public Safety Station: Adequate stations exist with the exception of a station west of U.S. Highway 101 should the Laguna Drive sites be constructed.

High School Campus: The existing Rancho Cotate High School Campus will be adequate.

Two Middle Schools: With construction of the middle school on Snyder Lane, this standard has been maintained.

Elementary Schools: Existing elementary schools can absorb enrollments created by the projected housing construction. Safe pedestrian access for students from the Laguna

Drive sites to the nearest elementary school may require construction of a pedestrian bridge over U.S. Highway 101.

Regional Park: The proposed housing construction will not significantly increase the need for an expanded or second regional park.

Neighborhood Park: All existing and potential housing sites would be adequately served by a neighborhood park, with the exception of the Laguna Drive sites.

Swimming Pools: The anticipated housing construction will not create the demand for an additional swimming pool.

Indoor Sports Center: The City Sports Center will not be overtaxed by demands from proposed housing development.

Community Building: The City would not need to build a new community building as a result of proposed housing construction.

Animal Shelter: The new animal shelter is adequate for the projected population.

Camino Colegio: Level of service on Camino Colegio between East Cotati Avenue and

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Southwest Boulevard may decline to a LOS of D with the completion of housing projects in the "M" section. Widening of Snyder Lane to four lanes would alleviate congestion on Camino Colegio.

U.S. Highway 101: This highway experiences severe traffic congestion. This congestion not only occurs south towards San Francisco but also north between Rohnert Park and Santa Rosa. Traffic experts propose that expansion of U.S. Highway 101 from four to six lanes and interchange improvements will ease the congestion. Another proposal is development of a light rail transit service which would pass through the center of Rohnert Park. Rohnert Park also has proposed improvement of Petaluma Hill Road, on the east side of the City, and Stony Point Road, on the west side of the City, to benefit those traveling within Sonoma County. All these proposed transportation improvements will cost millions of dollars to construct.

In order to raise funds for transportation improvements, selected Sonoma County leaders proposed adoption of a sales tax increase. Yet, a referendum on the sales tax increase and program of trans-

portation improvements failed to receive the necessary support from voters in Sonoma County.

Solid Waste: The proposed housing construction would require an expansion of solid waste recycling and collection programs which is within the capability of the City's contract agent. The proposed construction would not significantly reduce the life of the Central landfill.

Water Supply: The City has water supplies adequate for the proposed housing construction. The City may require dedication of water well sites as a condition of development approval.

Wastewater Collection Systems: City wastewater collection mains have sufficient capacity to serve the listed number of housing units on each site with the exception of the 1245 Hagemann Lane site.

Noise: The proposed housing construction will not raise noise levels beyond the established City standards.

Emergency Preparedness: The proposed housing developments will not significantly tax the City emergency prepared-

ness program.

Flood Hazard: Each of the proposed housing developments are outside flood prone areas with one exception, the parcel at 8220 Camino Colegio. Construction on this parcel will require incorporation of design features which minimize the flood hazard.

Seismic Safety: Each proposed housing site is located on relatively flat land with a moderate to high potential for liquefaction during an earthquake.

Police and Fire Services: The Department of Public Safety provides both police and fire services to the community. It does so in a unique environment, where public safety officers are trained as both police officers and fire fighters. After attending a police academy, officers are required to maintain fire fighting certification at state levels. Ongoing skills and knowledge training are provided weekly, utilizing departmental and outside instructors (i.e. Santa Rosa Junior College).

Community Service officers, specific public works personnel and volunteer firefighters augment full time PSO staffing and are provided the same level of training at PSO's in the fire discipline. Expansion of programs

have allowed for staffing the fire division (20-24 hours/7 days/week).

Emergency Medical Care: The anticipated housing construction will not significantly affect the service provided by Sonoma Life Support.

Hazardous Materials: Hazardous materials have not been deposited at any proposed housing site according to City records.

With the exception of wastewater treatment capacity and specific facilities and services at given sites as listed above, there exist no overall deficiencies that should inhibit the residential construction listed in this element or affect the timing of development.

MOBILE HOME ORDINANCE

In December, 1987, an initiative measure was approved by the voters resulting in an adoption of an ordinance which institutes rent stabilization for mobile home spaces in Rohnert Park.

In December, 1987, in an effort to provide reasonable standards for space rent increases, the voters of the city approved

Ordinance 494, the Rohnert Park Mobile Home Ordinance. This rent stabilization ordinance applies to mobile home spaces within the city, including those in Rancho Feliz Mobile Home Park, which are under the terms of month-to-month tenancy. Ordinance 494 does not apply to spaces on long term leases of over one year.

Rather than setting rent ceilings as in some apartment rent control ordinances, Ordinance 494 establishes a process by which park owners may obtain adjustments in space rent. Park owners may obtain rent increases in three ways:

- Each Fall, the Rent Appeals Board approves an annual general adjustment of 75 percent of the change in the Consumer Price Index during the preceding 12 months, not to exceed four percent. The property owner may automatically implement this annual increase.
- The property owner may apply for a net operating income adjustment. Net operating income is defined as gross income minus operating expenses. Ordinance 494 presumes that the net operating income received in

1985 was fair. The property owner is entitled to a rent increase sufficient to maintain the same relative net operating income in the current year, as adjusted by the corresponding change in the Consumer Price Index. Ordinance 494 establishes a public hearing process through which net operating income adjustments may be obtained.

- Ordinance 494 was amended in 1995 to provide for a capital improvement pass-through adjustment. Should the property owner make a capital improvement, the owner is entitled to pass through the amortized cost as a space rent increase over the amortization period. Ordinance 494 establishes a corresponding public hearing process.

Previous cases filed by the owners of Rancho Verde Mobile Home Park illustrates how Ordinance 494 applies in a real world instance. As of February 1, 1990, the average space rent in Rancho Verde

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Figure 4.17
LAND COSTS OF SELECTED REQUIREMENTS
Residential Zones, Rohnert Park, 1993

DISTRICT	SQUARE FEET PER UNIT	MAXIMUM LOT COVERAGE	OPEN SPACE REQUIRED	ESTIMATED COST
R-1:40,000	40,000	50%	20,000 sq. ft.	\$114,800
R-1:10,000	10,000	50%	5,000 sq. ft.	28,700
R-1: 8,000	8,000	50%	4,000 sq. ft.	22,960
R-1: 6,500	6,500	50%	3,250 sq. ft.	18,655
R-1 -	-	50%	2,250 sq. ft.	12,915
R-2 Duplex	6,000	40%	2,400 sq. ft.	13,776
R-M:1,500	1,500	40%	600 sq. ft.	3,444
R-M:2,000	2,000	40%	800 sq. ft.	4,592
R-M-H:800	800	50%	400 sq. ft.	2,296

was \$247.92 per month. On February 1, 1991, an annual general adjustment of 2.75 percent was authorized. The park owner also petitioned for a net operating income increase. As a result of this petition, the average space rent as of April 1, 1991 was \$357.43 per month. On February 1, 1992, an annual general adjustment of 2.50 percent was authorized. The park owner submitted a second petition for a net operating income increase. As a result of the petition, the average space rent as of April 1, 1992 was \$427.13. The park owner has implemented subsequent annual general adjustments and the current average space rent is \$497.00.

There has been substantial litigation regarding the Mobile

Home Ordinance. These cases are reviewed below:

SIMEI: In 1985, City officials sought to stabilize space rents in mobile home parks. The City Council approved a 10-year agreement, the Green Book agreement, with the owners of the five mobile home parks. The Green Book established a public process through which park owners could petition for and obtain space rent increases. Park residents were not satisfied with the Green Book process, drafted a rent stabilization ordinance, obtained the required petition signatures and placed an initiative, Ordinance 494, on the ballot. The voters of Rohnert Park approved the initiative in December, 1987. The City commenced to imple-

ment and enforce the new ordinance. The five park owners jointly filed suit against the City claiming, among other things, that the City breached the Green Book contract. The trial court found for the park owners and ordered the City to pay damages. Damages were defined as the difference between the rents that the owners would have collected under the Green Book less rents actually collected under Ordinance 494. The City appealed the decision and the appellate court overturned the trial court decision. The park owners appealed to the California Supreme Court which declined to hear the case. The park owners then appealed to the U.S. Supreme Court which has not ruled on the case to date.

After the trial court decision,

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park owners listed a running total of SIME I damages on monthly bills sent to residents. The parks continued to collect the Ordinance 494 rents but disclosed their estimate of damages pending final resolution of their legal claims. During the protracted litigation, the damages added up to thousands of dollars per space. Mobile home sellers had to disclose the possible liability to buyers. In some instances, sellers deposited funds in escrow accounts or paid the "damages" directly to park owners.

Hillsboro Properties: The owner of Rancho Grande Mobile Home Park made certain improvements to the park. He proposed that these were capital improvements which should be passed on to residents as a capital improvement pass-through. The City Rent Appeals Board declined to hear the petition, stipulating that the owner must submit a complete "net operating income" rent increase petition. The park owner eventually appealed the Rent Appeals Board decision and a federal court ruled that Ordinance 494 is unconstitutional unless it contains a capital improvement pass-through clause.

Since Ordinance 494 was approved by the voters, the City

Council did not have authority to amend the ordinance. The Council proposed and the voters approved an amendment to Ordinance 494 in November, 1994. The amendment authorized the Council to amend Ordinance 494 in November, 1994. After following a public hearing process and by a 4/5ths margin.

Given the power to amend Ordinance 494, the Council amended it to include a capital improvements pass-through process. The Rent Appeals Board approved regulations implementing the ordinance amendment. The final federal court action had been held in abeyance until final resolution of the Rancho Grande capital improvement pass-through petition.

Other Litigation: Owners of La Casitas, Rancho Feliz and Rancho Verde mobile home parks applied for space rent increases under to provisions of Ordinance 494. In each case, the Rent Appeals Board made specific decisions that the park owners appealed to Superior Court of Sonoma County. In the Las Casitas case, the judge returned the case to the Rent Appeals Board for further review, the Board considered additional evidence, made a new ruling and the Superior Court

accepted the Rent Appeals Board decision. The Superior Court has delayed action on the Rancho Feliz and Rancho Verde cases pending final disposition of the SIME I and Rancho Grande cases.

Vacancies: The trial court in SIMI I determined that households buying a mobile home and moving into a park are not "residents" of the park. The park owner, therefore, is not obligated to offer a month-to-month tenancy at rents established according to the provisions of Ordinance 494. Park owners subsequently required new residents to sign long term leases at space rents higher than those established according to Ordinance 494. The sale price of the mobile home correspondingly was lower, once the long term lease expires

ANALYSIS OF HOUSING DEVELOPMENT CONSTRAINTS

In order to determine whether Rohnert Park unnecessarily inhibits the construction of housing, in particular, housing for low and moderate

income households, there follows an analysis of each potential and actual governmental constraint. It should be noted that Rohnert Park is located in a region with a limited supply of housing but a large demand for housing. Market conditions have boosted land and housing costs. Reducing housing construction costs that result from City actions will not automatically result in lower housing costs. The City must seek guarantees that affordable housing will result from its relaxing of standards and reducing costs. This General Plan contains various proposals designed to remove governmental constraints where possible.

Have zoning standards constrained the development of affordable housing? Since 1984, eight affordable, multifamily housing projects were completed with a total of 803 units. This is approximately 20 percent of all units constructed since 1984. There has been a reasonable level of affordable housing construction in Rohnert Park under the standards contained in the Zoning Ordinance.

The price of land is a significant component of the cost of development. The more units allowed per acre, land costs will be a smaller proportion of the total cost of a housing unit. Land suitable for development costs approximately \$250,000 in

Rohnert Park. Not including the cost of land, it costs roughly \$133,000 to construct a single family home and \$57,700 to construct a multifamily unit. If a housing unit is built on a single acre in the R-1:40,000 District, the cost of the land exceeds the cost of constructing a single family unit in Rohnert Park. The approximate cost of land per unit in other zoning districts is as follows: R-1:10,000 = \$57,392, R-1: 8,000 = \$45,920, R-1: 6,500 = \$37,310, R-1 = \$25,830, R-2: Duplex = \$34,440, R-M: 1,500 = \$8,610, R-M: 2,000 = \$11,480, and R-M-H: 800 = \$4,592. Density standards add substantially to the cost of single family units (particularly in the R-1:40,000 District) but allow sufficient numbers of units in multifamily districts so as to not create a financial barrier to the construction of affordable, multifamily housing.

The standards require that open space be set aside in a project. The maximum lot coverage standard imposes significant development costs (see Fig. 4.17). Minimum site and yard standards do not normally require setting aside land in addition to that required by the maximum lot coverage standard. Development land in Rohnert Park costs roughly \$250,000 per acre

(\$5.74 per square foot). For comparison purposes, assume that the open space standards were half as strict as the current zoning standards. The incremental cost of the zoning standards would then range between \$6,457 to \$57,400 for a single family and the incremental cost of the open space standard in multifamily districts would be between \$1,148 to \$2,296 per unit. On average in Rohnert Park, it costs approximately \$133,000 to construct a single family home, and \$57,700 to construct a multifamily unit. Consequently, the open space requirements can add substantially to the cost of single family units (particularly in the R-1:40,000 District) but account for a small portion of multifamily development costs.

The ordinance limits building heights to 3 1/2 stories in the R-M-1500 district. Further, the City's 1990 General Plan includes a standard that no buildings in the city should be taller than 70 feet. To date, a four-story housing project (which included affordable units) was built in Rohnert Park. The parcel was zoned R-M:800. No other housing projects exceeding 3 1/2 stories have been proposed. Assuming a zoning design standard of 30 dwelling units per acre

and assuming an average unit size of a relatively modest 1,000 square feet, 30 dwelling units would occupy 30,000 square feet. Two-story buildings would cover about 34 percent of the lot, and three-story buildings would cover about 23 percent of the lot, complying with the density, open space, and lot coverage standards. Height limitations do not impose constraints on housing development in addition to those imposed by density, open space, and lot coverage standards.

Architectural design requirements probably do not significantly add to the cost of housing development. There does not exist a lengthy architectural review process. The general standards do not unreasonably restrict the options of building designers or dictate the use of costly materials or building methods. The architectural design requirements can be met during the normal process of developing building plans.

Design standards specific to manufactured homes also do not significantly add to manufactured home living costs. In most instances the standards are consistent with those adopted by the U.S. Government which sets construction standards for the manufactured housing industry. One exception is the requirement for a garage. The

City could relax this requirement. In this way additional households could afford this housing choice.

The City's Growth Management policies have not significantly inhibited construction of housing, and affordable housing, over the past 25 years.

Different types of residential development require different levels of public services including schools and parks. Development of high density affordable housing for families creates a greater need for adequate schools and parks than housing suitable for seniors for instance. City subdivision requirements regarding dedication of school and park sites thus do not increase housing costs but recognize the basic connection between housing development and the provision of public facilities.

Building codes do not contain provisions that significantly add to the cost of housing. The requirement of automatic fire alarm systems and automatic fire suppression systems in all types of residential units only adds to the total cost of the unit. These fire protection measures are one component of the overall fire safety program in Rohnert Park. These measures have proven their value by helping to save lives and minimize property

damage. While increasing initial construction costs, fire alarms and suppression systems decrease long-term housing costs by reducing insurance premiums and damage to structures.

City subdivision regulations do not add unusual costs to the development of residential subdivisions. Some communities have experimented with innovative subdivisions regulations and standards which reduce development costs. For instance, right-of-way and pavement widths could be reduced, vertical curbs could be dispensed with, sidewalks could be eliminated from one or both sides of the street, and housing units could be clustered reducing paved areas. These methods could reduce development costs substantially. The proportion varies by the size and nature of the subdivision. The City could explore allowing variations in subdivision design standards which reduce construction costs in exchange for firm reductions in housing unit costs.

The installation of utilities underground is more expensive than above ground installation. On the other hand, underground installation greatly enhances the appearance and the safety of the community.

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Given these public policy considerations, it is unlikely that overhead installation of utilities would be approved for any foreseeable housing project.

Development impact fees add to the cost of housing construction. Sales prices of market rate housing more than cover the costs of impact fees. The fees help assure that new development pays for increases in the capacities of City facilities so as to adequately serve the new development rather than placing the burden upon all the taxpayers of the city. The City could forego impact fees in exchange for firm reductions in sales prices or rents. To date, the City has not done so. To implement such a program, the change would need to be codified in city ordinances. By so doing, the taxpayers of the entire City would help to subsidize housing for low and moderate income households.

In a related action, the City entered into a loan agreement to assist the developer of an affordable housing project to pay building fees over a period of years. This strategy could be utilized in future instances.

As was noted earlier, the City expedites consideration and approval of housing construction proposals. It would be difficult to expedite approvals to any additional extent and continue to

comply with law and provide citizens with adequate opportunity to participate in the decision making process.

The wastewater treatment capacity constraint may limit the ability of Rohnert Park to provide additional housing for low and moderate income households as well as housing of all types.

Due to a change in state regulations, the City may increase its wastewater treatment capacity allocation from the Subregional Sewerage System. The City of Rohnert Park will continue to pursue this opportunity.

The City could increase the number of housing units constructed by decreasing per capita wastewater flows. Based on legal considerations, this type of program should be conducted by the City. Existing homes have been retrofitted with low flow plumbing fixtures. Participation was voluntary. Rohnert Park has implemented measures to reduce wastewater flows as described in the Conservation element.

Another course would be expansion of the treatment capacity of the Subregional Sewerage System. The RWQCB has mandated a long term expansion program so as to provide adequate capacity to meet the needs of the service area for the

next 10 to 20 years. The mandated process begins with development of an expansion plan and environmental impact study. These are underway. The Subregional Sewerage System expansion is thus expected to be complete by 1998. The participating entities would receive proportional increases in their wastewater treatment allocations. Rohnert Park has requested an allocation increase from 3.12 to 3.55 mgd.

Traffic congestion is another governmental constraint on development that probably will not be resolved during the next five years. Measures to create a rail transit link or improve U.S. Highway 101 will take more than five years to plan and implement.

The mobile home spaces rent control ordinance will continue to apply to new mobile home parks, should any be developed during the next five years. This ordinance is designed to insure that manufactured housing remains an affordable housing alternative. Should the City grant exceptions to the ordinance, this would defeat the goal. It would not be reasonable to relax mobile home spaces rent control provisions in order to encourage additional construction of such parks. It

would be reasonable to develop a mobile home subdivision where individuals may own their mobile home spaces and enjoy the benefits of such affordable housing. The City also could assist the residents of an existing park to purchase their mobile home park.

4.13 - POTENTIAL AND ACTUAL NONGOVERNMENTAL HOUSING CONSTRAINTS

Potential and actual nongovernmental constraints include the availability of housing financing, the price of land, and construction costs.

FINANCING

Several major financial institutions, with offices in Rohnert Park, include the Bank of America, National Bank of the Redwoods, Exchange Bank, Great Western Bank, First Interstate Bank, Northbay Savings Bank and Summit Savings and Loan. Additional financial institutions that lend in Rohnert Park have offices located in nearby Santa Rosa or Petaluma. Mortgage lenders with offices in Rohnert Park include American

Residential Mortgage, Analy Mortgage Company, Breen Mortgage Company and Certified Mortgage Company. There exist several additional mortgage lenders which finance housing in Rohnert Park. These lenders primarily have offices in Santa Rosa.

The large number of active real estate lenders in Rohnert Park indicates a strong real estate market. The Rohnert Park area has been listed as one of the most attractive places in which to live in the world by the Bank of America which recently tabbed the area as a prime real estate investment opportunity. Real Estate prices have appreciated substantially in recent years and there is no indication that the trend will stop. The investment risk is low. Consequently, a relatively large number of financial institutions invest in local real estate.

Given the number and the size of some of the financial institutions active in Rohnert Park, there is no current shortage of financing for housing projects. There is loan money available for new construction, housing rehabilitation and mortgage financing.

On the other hand, Rohnert Park has a small number of financial institutions with home offices in the city. National

Bank of the Redwoods and Summit Savings have administrative offices in Rohnert Park. All other financial institutions maintain branch offices. During periods when loan funds are limited, it is more likely that financial institutions will lend funds in their home communities rather than in branch localities. Thus, there may be a time when housing loans may be limited in Rohnert Park.

Local interest rates and loan fees are consistent with those in surrounding areas. In March 1992, construction financing was available at 8.00 to 8.875 percent interest rates. Interest rates for various types of mortgages varied as follows:

30 year fixed: 8.50% to 9.20%

30 year adjustable: 3.25% to 7.60%

15 year fixed: 8.00% to 8.75%

Points and fees ranged from 0 to 2.50 and from \$0 to \$450 respectively. Interest rates on second mortgages ranged from 8.125 to 11.25 percent. There are substantial differences in financing costs among financial institutions active in the Rohnert Park area.

City staff has conducted a survey of recent sales in the Rohnert Park area. Significantly higher appraised values in a given neighborhood identify

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real estate that has recently sold. Sales have occurred in all parts of the community. There is no evidence that there exist mortgage deficient areas in the community for new construction or rehabilitation loans. Real estate values have increased to such an extent in the region that real estate has appreciated in all sections of Rohnert Park. Financial institutions thus appear to be willing to finance projects in all sections of the city.

While there appears to be sufficient housing financing at market rates, there exist techniques to obtain housing financing at less than market rates. In so doing, the City can help lower housing costs and provide affordable housing.

Local governments can issue mortgage revenue bonds with the goal of providing financing for first time home buyers at less than market rates. One risk in mortgage revenue bond financing: should future market interest rates drop below rates set when the mortgage revenue bonds are sold, buyers will not be interested in using bond money.

Another tool is mortgage credit certificates. Eligible homebuyers with a mortgage credit certificate can take 20 percent of their annual mortgage interest as a dollar-for-dollar tax credit off their federal income tax. This

enables the households to qualify for a larger mortgage. The certificates are issued by a local agency, such as the Community Development Commission, which certifies that the household meets IRS eligibility criteria. The household can use the certificate for any type of owned housing. The Rohnert Park Community Development Commission received a \$10,000,000 MCC allocation in 1992.

LAND PRICES

The attractiveness of the Rohnert Park area has resulted in high land prices. The appraised value of land recently sold ranged between \$242,000 per acre in the older sections of the city to \$267,800 per acre in one of the highest priced developed neighborhoods. Appraised values of undeveloped land (land lacking streets, water, sewer and utilities) ranged between \$35,924 per acre to \$65,900 depending upon whether it was zoned for single family or multifamily development.

Such high land prices pose a serious problem in developing housing that low income households can afford. The cost of the land must be amortized in sales prices and rents.

This technique is commonly called inclusionary zoning. Such zoning provisions usually require developers to assure a minimum percent of units in a housing project are affordable to low income households. Such programs also include income eligibility criteria, pricing criteria and restrictions on resale and re-rental. Inclusionary programs may require builders to construct the low income units, dedicate land for low cost housing or make in lieu payments. Revenue from market rate units in the project must be sufficient to subsidize the low income units or developers will not undertake the housing project.

CONSTRUCTION COSTS

Housing construction costs include the cost of land, fees, materials and labor expenses, and financing costs.

As discussed earlier, the cost of land in Rohnert Park is very high. Assuming a density of five single family units per acre, the value of developed land per unit would be approximately \$51,870. The value of developed land per unit in a multifamily project would range between \$8,300 (at a high density of 30 dwelling units per acre) and \$14,640 (at a typi-

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cal density of 17 dwelling units per acre). While this is the appraised value of developed land, the cost of land for local builders can be less depending upon when development land was purchased, the actual price of development land, and subdivision development costs.

Housing construction fees include the annexation fee, per acre development fee, building fees and school district fees.

The per acre development fee is \$16,350 per acre or \$3,270 per single family unit to \$545 per multifamily unit. City building fees range between \$5,500 to \$6,000 for single family units depending upon the size of the unit. These fees range between \$4,000 and \$5,000 for multifamily units. The Cotati-Rohnert Park Unified School District charges a development fee of \$1.56 per square foot. Thus, the School District fee for a 2,000 square foot single family home would be \$3,120 and for a 1,000 square foot apartment it would be \$1,560. Thus, housing construction fees are approximately \$16,530 for a single family home and \$7,700 for units in a multifamily project.

Material and labor costs in the Rohnert Park area are approximately \$65 per square foot for single family construction and \$48 per square foot for multifamily construction. Labor and materials costs would be approximately

\$116,420 for a 2,000 square foot single family home and about \$48,000 for a 1,000 square foot multifamily unit.

Finance costs depend upon the amount of money financed and the duration of the construction loan. For the purposes of estimating financing costs, it will be assumed that the construction loan will be at 8.5 percent for a period of six months for one-half the cost of the housing unit. The construction loan interest payment for a single family home would be approximately \$5,130 and the construction loan interest payment per unit for a multifamily unit would be about \$2,000.

Given the above assumptions, it would cost approximately \$190,000 to construct a typical single family unit, not accounting for a return on the investment of the developer. It would cost approximately \$72,340 to construct a typical high density multifamily unit in Rohnert Park, again not accounting for a return on the investment of the developer. (see Fig. 4.18)

The construction cost for a townhouse or condominium would be somewhere between these two estimates depending upon the size of the unit and amenities incorporated. Single family homes with more than 2,000 square feet of living area would cost more than \$190,000

to construct. It would be difficult to build a multifamily unit for an amount significantly less than \$72,340 without increased densities, reduced fees, discounted financing costs and similar concessions.

4.14 - OPPORTUNITIES FOR ENERGY CONSERVATION

Rohnert Park is blessed with a mild winter and summer climate. Most homes in Rohnert Park do not have air conditioning. Winter temperatures seldom dip below freezing. Nevertheless, Rohnert Park homes are well insulated compared to California standards, since most homes in the city were built after the energy crises of the '70s. The homes built in between 1958 and 1975 probably need to be insulated to improve their energy efficiency.

There exists an opportunity to gain important energy savings from installation of solar devices and solar energy housing designs. According to Solar Electric Engineering, a 14-year-old Sonoma County corporation,

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solar systems are extremely cost effective for heating swimming pools, heating water, home heating and cooling, and generating electrical power. "With proper design, homeowners and city residents in general could receive immediate benefits through utility bill savings with little or no additional up-front costs." [Letter from Solar Electric, 1990]

Solar Electric has constructed a demonstration home in a nearby community. The demonstration home utilizes window space for passive solar heating, three water filled tanks, photovoltaic solar panels and storage batteries, and a thermal siphon solar hot water heating. This home demonstrates that solar energy systems constitute a feasible opportunity to conserve energy in Sonoma County.

Another energy conservation strategy could be wood burning. Many homes in Rohnert Park are equipped with fireplaces. Yet, these fireplaces are frequently ill suited to efficiently heat homes. Wood burning can also add particulates and other pollutants to the air. Wood burning should only be encouraged in stoves and fireplaces designed to efficiently heat homes and minimize air pollutants.

Existing woodburning fireplaces can be modified to be more efficient by adding metal inserts, glass doors and catalytic

converters to trap the pollutants.

Rohnert Park's climate is not suited to wind energy devices. Wind speeds are seldom sufficient to generate amounts of energy sufficient to provide an economic return on the capital cost of wind energy devices.

4.15 - EXISTING ASSISTED HOUSING

There are 11 existing assisted housing projects in Rohnert Park (see Fig. 4.19). There are a total of 652 units in these projects affordable to very low, and moderate in-

FIGURE 4.18
ESTIMATED COSTS OF
HOUSING CONSTRUCTION
Rohnert Park, 1995

SINGLE FAMILY UNIT

Land	\$51,870	27.3%
Fees	16,530	8.7%
Materials & labor	116,470	61.3%
Finance costs	<u>5,130</u>	2.7%
TOTAL	\$190,000	

MULTI-FAMILY UNIT

Land	\$14,640	20.2%
Fees	7,700	10.6%
Materials & labor	48,000	66.4%
Finance costs	<u>2,000</u>	2.8%
TOTAL	\$72,340	

MULTI-FAMILY UNIT (MAXIMUM DENSITY OF 30 UNITS PER ACRE)

Land	\$14,640	12.6%
Fees	7,700	11.7%
Materials & labor	48,000	72.7%
Finance costs	<u>2,000</u>	3.0%

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come households. Assuming that it would cost \$190,000 to construct a single family home and \$72,340 to build new multifamily units, it would cost \$48,892,000 to replace the 652 affordable units with new units.

In order to conserve these units, government may need to provide grants, subsidies, and/or financing. It is assumed that government would provide the marginal cost of maintaining affordable rent levels. The commonly accepted standard is that households should pay 1/3 of their monthly income for housing expenses. In addition, the Federal Department of Housing and Urban Development annually publishes median incomes and very low, and moderate income levels by county. Since these affordable units are primarily in multifamily complexes, it is assumed that households with median incomes could afford market rate rents for these units. State redevelopment law sets a standard that rental unit assistance, when initiated, should be for a 15-year period. Based on the above standards, assumptions, and 1993 income levels, the City estimated the average annual subsidy required to maintain units affordable to very low, low, and moderate income households (see Fig. 4.20).

Two of these projects were financed with multifamily bonds in the middle '80s. The related affordability restrictions expire in 1995 during the time period of this element. There are 196 assisted units in these two projects.

The cost of building new units replace these units would total about \$13,720,000 (196 x \$70,000). The cost of preserving these affordable units with government subsidies is estimated to total \$286,290.

There are four nonprofit housing development entities active in Rohnert Park that may be capable of acquiring and managing the four projects. Burbank Housing Development Corporation (Santa Rosa) was created by units of Government in Sonoma County. Burbank Housing could assume title and manage one or all the complexes. North Bay Ecumenical Housing (Novato) similarly could manage a housing program. The focus of this agency has been ownership programs. Innovative Housing (San Rafael) owns and operates assisted housing. The focus of this agency has been shared housing facilities. The Sonoma County Housing Authority serves as Rohnert Park's housing authority. This agency has focused on conducting a Section 8 rent assistance program and

has not owned and operated assisted housing in Rohnert Park.

Resources for replacing or conserving units are very limited. The City of Rohnert Park, as nearly all units of local government, has limited financial resources. To help balance the City budget there has been a hiring freeze and capital projects have been deferred. City reserves are, by law, dedicated for specific infrastructure improvements.

In the past there have been various State and Federal housing assistance programs. In recent years, Rohnert Park has endeavored to utilize these programs. For the most part, funds either have been exhausted or the programs have not been reauthorized. One untapped source of housing assistance in Rohnert Park has been employers.

4.16 - CITY FINANCIAL RESOURCES AND HOUSING PROGRAMS

In 1987, the Rohnert Park Community Development Commission was created. This Agency was formed to undertake several community improvement projects. Property tax increments were pledged to

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repay bonds issued to finance Agency projects. According to state law, moneys were set

aside into a low and moderate income housing fund.

As of Dec. 31, 1993, a total

of \$5,131,576 was deposited in the low and moderate income.

This sum includes a portion of

FIGURE 4.19
LIST OF EXISTING ASSISTED HOUSING
Rohnert Park, 1993

NAME AND ADDRESS	TOTAL UNITS	ELDERLY FAMILY GROUP	VERY LOW	LOW	MOD-ERATE	ABOVE MODERATE	TYPE OF ASSISTANCE	AFFORD-ABILITY EXPIRES	COST OF REPLACE-MENT UNITS	COST OF PRESERV-ING UNITS
Aaron House 735 Bonnie Ave.	1	Group	1	0	0	0	CDA HUD-202 HCD	2021	\$183,000	\$8,670
Altamont Apts. 300 Enterprise Dr.	230	Elderly	0	92	0	138	TAXC PRIV.	2017	6,440,000	320,160
Americana 4757 Snyder Lane	100	Family	20	2	78	0	MRB	1995	7,000,000	180,360
Country Club Vil. 6351 Country Club	63	Elderly	41	22	0	0	HUD-C	2001	4,410,000	432,030
Crossbrook Apts. 655 Enterprise Dr.	226	Family	0	46	180	0	MRB	2000	15,820,000	398,820
Golf Course Sq. 1082 Golf Course	96	Family	7	13	76	0	MRB	1995	6,720,000	105,930
Innovative Housing 7470 Mercedes Way	4	Family	4	0	0	0	CDA	2006	183,000	34,680
7982 Santa Barbara	4	Family	4	0	0	0	CDA	2008	183,000	34,680
							CDBG			
746 Brett Avenue	4	Family	4	0	0	0	CDA	2008	183,000	34,680
							CDBG			
Park Meadows Apts. 7425 Camino Colegio	61	Family	0	12	49	0	MRB	2014	4,270,000	41,760
Tower Apartments 781 E. Cotati Ave.	50	Family	50	0	0	0	CDA TAXC CDBG HCD PRIV	2048	3,500,000	433,500

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bond proceeds; escrow funds; 20 percent of tax increments; rehabilitation loan payments, payoffs and interest; investment interest; a state grant; and miscellaneous income.

Substantial portions of the low and moderate income housing funds were used or obligated for affordable housing projects (see Fig. 4.21). After subtracting the amount used or obligated, \$1,859,436 remained in the low and moderate income housing fund at the end of 1993.

In the mid '80s, the City issued mortgage revenue bonds (MRB). The proceeds of these bonds were used to help households finance purchases of their homes. During the past

decade, nearly all of the MRB loans have been repaid and revenues exceeded the required bond payments beginning Oct. 31, 1992. According to bond counsel, the excess funds, must be used for housing programs. Therefore, the funds have been deposited into the Reserve for Housing Programs. As of July 1, 1993, \$483,701 had been deposited in the reserve fund.

The City has participated in a wide variety of affordable housing projects and programs. City policy has not been to directly undertake projects. The City has acted as a catalyst and broker. It has participated in joint efforts undertaken by local governments in Sonoma County. Efforts are made to use

local dollars to leverage outside funds to the maximum extent possible.

In 1985, Rohnert Park, with other local governments in Sonoma County, issued multi-family bonds. Funds raised from issuing these bonds were used to finance a total of 483 units in four privately developed rental complexes in Rohnert Park. Of this total, seven units are affordable to very low income households, 91 units are affordable to low income households, and 385 are affordable to moderate income households.

The City was a catalyst in the private development of Country Club Village. This project received financing from HUD and

FIGURE 4.20
AVERAGE SUBSIDY REQUIRED TO MAINTAIN AFFORDABLE UNITS
Sonoma County, 1993

INCOME CATEGORY	AVERAGE ANNUAL INCOME	AVERAGE MONTHLY INCOME	30% OF MONTHLY INCOME	SUBSIDY REQUIRED PER UNIT	15 YEAR SUBSIDY REQUIRED
Very low Income (50% of median)	\$23,100	\$1,925	\$577	\$578	\$8,670
Low Income (80% of Median)	\$36,950	\$3,079	\$923	\$232	\$3,480
Median Income \$46,200	\$46,200	\$3,850	\$1,555	\$0	\$0
Moderate Income (120% of Median)	\$55,450	\$4,620	\$1,386	\$0	\$0

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was allocated Section 8 certificates. This project includes 41 units affordable to very low income households and 22 units affordable to low income households.

The City's Community Development Commission assisted Independent Living Skills to purchase and remodel a home. This home provides shelter for eight developmentally disabled adults.

The Agency has helped Innovative Housing purchase three homes. Innovative Housing also was provided funds to cover a portion of operating expenses.

The Community Development Commission has worked closely with Burbank Housing. Burbank Housing is a nonprofit housing development corporation created by Sonoma County. The Agency provided construction and long term financing for a \$5,000,000 rental project. Local funds have been matched by federal tax credit financing, state financing and private financing. The project created 50 rental units affordable to very low income households. The Agency has committed funds for a second Burbank Housing project which would create about 20 low cost rental units.

The City helped the private developer of Altamont Apartments. This complex obtained federal tax credit financing. The

City signed a loan agreement which enabled the developer to pay building fees over a period of years. This elderly complex includes 92 units affordable to low income households and 138 units affordable to moderate income households.

Community Development Commission funds have been used to finance rehabilitation of owner occupied homes. The Agency contracted with the Sonoma County Community Development Commission and former Coddling Bank (now Bank of the Redwoods) to operate the program. Sixty homes in the older areas of Rohnert Park, the "A", "B", "C" and "L" sections, have been rehabilitated. The program has primarily helped moderate income households.

Rohnert Park was the first jurisdiction in Sonoma County to conduct a Mortgage Credit Certificate program. First time homebuyers can obtain federal income tax credits that help them qualify for home financing. The community has a reservation sufficient to assist more than one hundred low and moderate income households.

The Community Development Commission has signed a contract with North Bay Ecumencial Housing to conduct a pilot first time home-buyer program. Agency funds will be used to help low and moderate

income households purchase condominiums.

The City has applied for and received Community Development Block Grant funds to rehabilitate mobile homes. More than \$600,000 has been used over seven years to assist more than 100 very low and low income households.

There are 1,490 units located in five mobile home parks in Rohnert Park. These units could prove an important affordable housing resource but space rent increases may push mobile homes beyond a price affordable to low or moderate income households. Rohnert Park's voters approved a mobile home space rent stabilization initiative in 1987. Nevertheless, rents have continued to increase.

In order to preserve the affordability of mobile homes, the City Council began investigating a mobile home park purchase program. The City entered into purchase negotiations with the owners of three mobile home parks within Rohnert Park. Each of these owners indicated a willingness to discuss the possible sale of their mobile home park. Negotiations progressed and sale of Rancho Feliz Mobile Home Park, is anticipated.

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FIGURE 4.21
FUNDS USED AND OBLIGATED
Low and Moderate Income Housing Fund
Community Development Agency
December 31, 1993

FUNDS UTILIZED

Owner Occupied Housing Rehab.

Sonoma County Com.

Dev. Commission

Administrative Fee

\$264,777

Rehabilitation Loans

\$1,402,071

Subtotal

\$1,666,848

\$1,666,848

Burbank Housing

Tower Apartments

Long term Note

\$390,000

Construction Fin.

\$300,000

Faith Presbyterian

Predevelopment

\$7,598

Subtotal

\$697,598

\$697,598

Innovative Housing

Mercedes Way House

\$24,000

\$24,000

Santa Barbara Dr. House

\$13,000

Brett Ave. House

\$13,000

Program Services

\$23,500

Subtotal

\$73,500

\$73,500

Independent Living Skills

Aaron House

\$16,450

\$16,450

Homeless Prevention Group

\$17,237

\$17,237

Northbay Ecumenical Housing

Shared Equity Program

\$26,525

\$26,525

Petaluma People Services

1992-93 Program

\$10,000

1993-94 Program

\$17,622

Subtotal

\$27,622

\$27,622

Inter-Faith Shelter Network

\$11,500

\$11,500

Fred Consulting, MCC Admin.

\$17,056

\$17,056

State ERAF Fund

\$269,350

\$269,350

Legal Services

\$30,451

\$30,451

Miscellaneous Expenses

\$7,610

\$7,610

TOTAL FUNDS USED

\$2,861,747

FUNDS OBLIGATED

Owner Occupied Housing Rehab.

Rehabilitation Loans

\$42,170

Administration

\$90,000

Subtotal

\$132,170

\$132,170

Burbank Housing

Presbyterian Church

\$252,402

\$252,402

Fred Consulting, MCC Admin.

\$9,943

\$9,943

Petaluma People Services

\$10,878

\$10,878

Catholic Charities

\$5,000

\$5,000

TOTAL OBLIGATIONS

\$410,393

To finance the purchase of Rancho Feliz Mobile Home Park, revenue bonds would be sold. Revenues from the Park would be pledged to repay bond holders. The Rohnert Park Housing Financing Authority was created to expedite the sale of such bonds. The Authority will sell bonds, acquire Rancho Feliz Mobile Home Park and operate the Park.

It is anticipated that City efforts will continue to purchase other mobile home parks. Portions of the Community Development Commission low and moderate income fund and the Reserve for Housing Programs may be used to help residents purchase mobile home spaces and parks. Portions of the Community Development Commission low and moderate income fund and the Reserve for Housing Programs may be used to help purchase mobile home parks.

4.17 - COMMUNITY DEVELOPMENT COMMISSION AFFORDABLE HOUSING PLAN

Section 33413 of the California Community Redevelopment law requires that the Community De-

velopment Commission adopt an affordable housing plan which may be incorporated in the Housing Element of the City's General Plan. This section constitutes the Community Development Commission's affordable housing plan.

In 1987, the City of Rohnert Park established a Community Development Commission and Redevelopment Project Area (see Fig. 4.22). The project area was generally west of the Northwestern Pacific Railroad tracks with the exception of several isolated areas east of the tracks.

The Community Development Commission has assisted five projects that created units designated for very low, low, or moderate income households (see Fig. 4.23). The Agency helped Burbank Housing construct the Tower Apartments which provides 50 units at rents affordable to very low income households.

Existing residential units may be converted from market rate to affordable housing units. Innovative Housing converted two single family homes into shared living homes for four unrelated households. Independent Living Skills converted a single family home into a group home for very low income, developmentally disabled adults.

The first homes on permanent foundation built in Rohnert Park

and in the redevelopment project area were constructed in 1956. Given such recent construction, relatively few units in Rohnert Park redevelopment project area should require rehabilitation. Based on a survey of housing conditions in 1989, there were no dilapidated housing units and only four deteriorating units, all single family homes. Sixty-eight single family homes showed some structural deficiencies. All the deficient units were located in the redevelopment project area. It is estimated that 72 residential units on permanent foundations will be rehabilitated in the project area.

The redevelopment project area incorporates three mobile home parks with a total of 723 mobile homes. Many of these units were placed on spaces in the '60s and exhibit signs of deterioration. The City of Rohnert Park has used Community Development Block Grant funds to rehabilitate 100 mobile homes.

Section 33413 of the California Community Redevelopment law specifies that at least 30 percent of all new or rehabilitated dwelling units developed by the Community Development Commission must be affordable to low or moderate income households.

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Not less than 50 percent of the affordable dwelling units developed by the Agency must be affordable to very low income households.

Section 33413 specifies that at least 15 percent of all new or rehabilitated dwelling units developed in the project area must be affordable to low or moderate income households. Not less than 40 percent of the affordable dwelling units must be affordable to very low income households.

The City of Rohnert Park and

the Community Development Commission took active steps and plan additional actions to assure that these standards would be met. The Agency helped develop five affordable housing projects (see Fig. 4.23). Potential Agency assisted affordable housing projects include the Laguna Drive sites and 120 Santa Alicia projects. In addition, the Agency has conducted a housing rehabilitation program for owner occupied units. There could be as many as 310 new and rehabili-

tated units in Agency assisted projects. All of the units developed or rehabilitated by the Agency are or will be affordable to very low, low or moderate income households. Of the 310 affordable units developed or rehabilitated by the Agency, 180 (58 percent) are or will be affordable to very low income households. The Agency:

- a) Will make funds available for the Laguna Drive projects in

FIGURE 4.23
RESIDENTIAL PROJECTS ASSISTED BY THE AGENCY
Redevelopment Project Area, 1987-1999

INCOME CATEGORY	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
PROJECTS COMPLETED BEFORE 1994					
Tower Apartments					
781 E. Cotati Ave.	50	0	0	0	50
Innovative Housing					
7982 Santa Barbara Dr.	4	0	0	0	4
746 Brett Ave.	4	0	0	0	4
Independent Living Skills					
735 Bonnie Ave	1	0	0	0	1
CDA Owner Occupied Housing Rehab.	6	20	30	0	56
POTENTIAL PROJECTS					
305 Laguna Dr.	24	0	0	0	24
325 Laguna Dr.	70	0	80	0	150
120 Santa Alecia	21	0	0	0	21
TOTAL	180	20	110	0	310

exchange for a firm written commitment to set aside 94 units at rents affordable to very low income households.

b) Executed an agreement with a nonprofit housing developer and made funds available for the 120 Santa Alicia Drive project in exchange for a commitment to make available 20 units at rents affordable to very low income households.

In addition to the development actions of the Community Development Commission, private entities developed or plan residential projects in the redevelopment project area. There may be as many as 1,715 units in all new and rehabilitated residential projects planned in the project area (see Fig. 4.24). Of this total, it is anticipated that 1,561 units (91 percent) will be made available at rents affordable to very low, low and moderate income households. Of this total, 857 will be made available at rents affordable to very low income households, 55 percent of all affordable units.

There exists one site where housing affordable to low income households may be displaced by a Community Development Commission project.

Sonoma Grove is located within the redevelopment project area. This trailer park provides permanent housing for 152 low income households. Housing conditions are substandard. Nevertheless, residents have publicly expressed their desire to retain their low cost housing. In 1990, the City Council specifically added an action to the General Plan stating that the Sonoma Grove would be maintained. Therefore, there exist no Community Development Commission plans to displace low or moderate income households.

4.18 - HOUSING OBJECTIVES, PRINCIPLES AND POLICIES

The purpose of the Housing element is to establish a set of integrated policies and objectives which spotlight local directions concerning housing. They constitute local commitments to act and function in given ways. These policies and objectives provide guidance for decision makers when confronted with specific proposals.

This section is organized in a building block manner. First, objectives are listed. Objectives express, in measurable terms, housing targets. They help an-

swer whether the community is making progress towards achieving its housing goals. Next, housing principles are listed. Principles express generally accepted housing philosophy. Third, housing policies are listed. These policies express the general will of the City Council. Policies generally remain the same over many years.

OBJECTIVES

1.

Assure that 15 households at risk do not become homeless each year from 1995 to 1997.

2.

Construct 76 rental and owner-occupied units during the period 1995 to 1997. The number of units affordable to very low income households would be 478 units, low income households would be 198 units.

3.

By August 31, 1995, amend the zoning ordinance to allow all types of residential units in all commercial uses so as to provide sites appropriately approved for construction of units affordable to very low income households and low income households.

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4.

Rehabilitate 100 stick built and manufactured housing units during the period 1995 to 1997. Of the total number of units rehabilitated, 11 should be occupied by very low income households, 36 should be occupied by low income households, and 53 should be occupied by moderate income households.

5.

Conserve 196 existing assisted housing units from the present through 1999. Maintain 27 of these units as affordable to very low income households, 15 of these units as affordable to moderate income households.

6.

Identify and evaluate sites needed to address the anticipated ABAG housing share allocations from 1995 - 1997.

PRINCIPLES

1.

The availability of housing is of vital importance to the City of Rohnert Park and the provision of a suitable living environment is a high priority.

2.

The cooperative participation of the City of Rohnert Park, other municipal governments, Sono-

ma County, the State of California, the federal government, and the private sector is required to expand housing opportunities and accommodate the housing needs of present and future Rohnert Park residents of all economic levels.

3.

The City of Rohnert Park has a responsibility to use the powers vested in it to facilitate the improvement and development of housing to provide for the present and future housing needs of all economic segments of the community.

4.

Existing residents, property owners and the City should vigorously work to maintain the sound condition of residential properties and neighborhoods and to upgrade those few residential properties and neighborhoods which need improvements.

5.

All people, regardless of ethnic background, racial status, religious affiliation, sexual orientation, income, marital status, sex, handicap, or age shall have an equal opportunity to avail themselves of housing.

6.

There should be adequate

amounts of land designated for multifamily development so as to enable construction of needed housing affordable to very low and low income households and to mitigate costs imposed by City policies, ordinances and regulations that specify reserving land for yards and open space.

POLICIES

1.

Homeless people are individuals who lack a fixed, regular and adequate nighttime residence, or individuals whose primary shelter is: a supervised, publicly or privately operated shelter designed to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; a public or private place not designated for, or ordinarily used as, regular sleeping accommodations; an accommodation with friends or others that is understood by both parties as a last resort.

2.

Affordable rental housing is a unit for rent with monthly rent plus utility cost that does not exceed thirty percent (30%) of the gross monthly income of a

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Figure 4.24
ALL RESIDENTIAL PROJECTS
Redevelopment Project Area

	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
COMPLETED PROJECTS					
Altamont Apartments					
300 Enterprise Drive	0	92	0	138	230
Arlen Drive Condos	0	0	17	0	17
Tower Apartments					
781 East Cotati Avenue	50	0	0	0	50
Innovative Housing					
7982 Santa Barbara Drive	4	0	0	0	4
746 Brett Avenue	4	0	0	0	4
Independent Living Skills					
735 Bonnie Avenue	1	0	0	0	1
CDA Owner Occupied					
Housing Rehabilitation	6	20	30	0	56
CDBG Mobile Home					
Rehabilitation	20	80	0	0	100
Private Housing					
Rehabilitation	0	0	0	16	16
POTENTIAL PROJECTS					
420 City Hall Dr.	0	0	87	0	87
5210 Country Club Dr.	3	1	17	0	21
1399 E. Cotati Ave.	11	5	0	0	16
1445 E. Cotati Ave.	20	8	0	0	28
1490 E. Cotati Ave.	6	2	0	0	8
1245 Hagemann Ln.	153	65	0	0	218
305 Laguna Dr.	24	0	0	0	24
325 Laguna Dr.	70	0	80	0	150
330 Laguna Dr.	24	10	0	0	34
560 Laguna Dr.	61	26	0	0	87
120 Santa Alicia	21	0	0	0	21
5955 State Farm Dr.	200	87	0	0	287
6130 State Farm Dr.	61	26	0	0	87
Snyder Lane at					
Community Center	12	5	0	0	17
S.W. Shopping Center					
203 S.W. Blvd.	106	46	0	0	152
TOTAL	983	527	231	154	1,895

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very low or low income household.

3.

Affordable ownership housing is a unit for sale with a price not more than three (3) times the gross annual income of a very low or low income household.

4.

A very low income household is one with an income that is fifty percent (50%) or less of the median annual household income in Sonoma County, adjusted for household size.

5.

A low income household is one with an income equal to or less than eighty percent (80%), and less, but greater than fifty percent (50%), of the median annual household income in Sonoma County, adjusted for household size.

6.

A moderate income household is one with an income greater than eighty percent (80%) but no more than one hundred and twenty percent (120%) of the median annual household income in Sonoma County, adjusted for household size.

7.

Community efforts to combat

homelessness should focus on homeless Rohnert Park citizens specifically. First priority in addressing homelessness should be families with children. A homeless Rohnert Park citizen is defined as someone who was a resident of Rohnert Park for at least two years prior to becoming homeless.

8.

The community should use as many outside resources as possible to confront homelessness.

9.

Affordable housing should be scattered throughout all areas of the city.

10.

Achieving and maintaining a rough balance between jobs and housing is a City priority.

11.

Affordability guarantees such as silent seconds, covenants, and contract provisions, should be instituted when deemed appropriate in conjunction with a specific affordable housing project or program.

12.

The City should continue to foster the expansion of the housing supply and the maintenance of a mix of housing types within

the City's ability to provide services.

13.

In carrying out its housing responsibilities, the City of Rohnert Park has the responsibility to consider economic, environmental and fiscal factors; community goals set forth in the General Plan; and regional housing needs.

14.

There exist economic, physical, environmental, and social conditions beyond the control of the City of Rohnert Park that constrain the ability of the City to address housing issues.

15.

The City of Rohnert Park is best capable of determining what efforts are required by it to attain its housing goals provided such determinations are compatible with state housing goals and regional housing needs.

16.

The City encourages developers of housing projects to incorporate housing affordable to very low and low income households within their project.

4.19 - SCHEDULE OF ACTIONS

Goals and objectives cannot be attained unless the City Council, Planning Commission, City staff, private individuals and other entities take specific steps designed to achieve those goals and objectives. This section lists such specific actions and implementation time frames (see Fig. 4.25) The time frames listed are contingent upon the actions that would be consistent with housing policies and which would help the community achieve housing goals and objectives.

GENERAL ACTIONS

1.

The City should update its growth management policies as follows so the City can continue to reasonably link the pace of growth with the provision of necessary services and facilities while accommodating its regional share of housing affordable to very low, low, and moderate income households.

a. The City should rescind the 1977 allocation policy. The allocation of 650 units annually is no longer a realistic growth

management tool. It exceeds current growth and available wastewater treatment capacity. It would be difficult to defend based upon the need for school facilities alone.

b. The City Council should repeal Resolution No. 87-203. The "phased moratorium" was originally in effect until 1992. The Resolution does not address how the City will allocate additional wastewater treatment capacity when it comes on line.

c. The City should adopt a new growth management policy. It should not establish a direct limit on the number of building permits issued annually. The growth management policy must give priority to very low, low, and moderate income units until the City provides its fair share of regional housing established according to State law. The growth management policy should apply to territory within the city only. The policy should clearly reflect infrastructure capacity limits which create the need for timing and phasing of devel-

opment.

2.

The City should review building codes and subdivision design standards and identify changes that could increase development densities, increase energy efficiency, and/or reduce per unit housing construction costs by the end of 1995.

3.

The voters of Rohnert Park defeated a proposition of Article 34 in November 1994 for the Community Development Commission to assist with the construction of a specified number of housing units affordable to low income households (Article 34). The City Council is considering this proposition for the ballot in the future for voters approval.

4.

The City and the Community Development Commission should endeavor to maintain existing housing affordable to low and very low income households according to the following program:

a. The City will annually monitor the status of the Americana and Crossbrook apartment projects and respond to any notices of intent.

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b. The City will contact property owners in 1994 and explore financing and subsidy options that would conserve the affordable units. According to the bond documents, the bonds may not be refinanced until 1995.

c. As appropriate, in 1996 the City will inform by individual written notice very low, low, and moderate income tenants of the Americana and Crossbrook housing projects and hold public hearings and/or workshops regarding individual projects subject to conversion.

d. If the City or Community Development Commission enter into financing or subsidy agreements concerning the Americana and Crossbrook projects in 1995, the City and Community Development Commission will incorporate in such agreements provisions to assure preservation of affordable units for at least 15 years.

e. If owners of the Americana and Crossbrook projects wish to sell in 1995, the City will act as a

broker to bring together owners of the projects and nonprofit and other public entity buyers or the City may help formulate the purchase of the projects by tenants.

f. If required in 1996, the City or Community Development Commission may provide direct grants, deferred payment loans, and/or amortized loan financing to help conserve affordable units in the Americana and Crossbrook projects.

g. If required in 1996, the City and/or Community Development Commission may assist in refinancing of the Americana and Crossbrook affordable housing projects by issuing revenue bond financing.

h. If efforts to conserve affordable units in the Americana and Crossbrook projects are unsuccessful, the City and Community Development Commission will support and/or participate in encouraging new multifamily projects that provide at least 27 units affordable to

very low income households, 15 units affordable to low income households, and 154 units affordable to moderate income households. The City and Community Development Commission will facilitate the purchase of mobile home parks by a public entity and/or resident association to stabilize space rents, maintain park facilities, and preserve this affordable housing.

5.

Support efforts by state legislators to place reasonable limits on third party challengers to housing projects including environmental review, general plan, zoning, and Article 34 challenges.

6.

In 1996, the Planning Commission will prepare recommendations regarding granting waivers and variances from impact fees and development standards in exchange for a firm written agreement to reserve housing units affordable to very low and low income households. The City Council will review the Planning Commission recommendations and consider adoption of one or more ordinances that implement the rec-

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ommendations by the end of 1995.

7.

In 1993 through 1995, the City expanded to single family homes its wastewater retrofit program which, by 1993 retrofitted nearly all multifamily units and transient occupancy rooms.

8.

From 1992 through 1998, the City will attempt to secure wastewater treatment capacity from Subregional Sewage System participants with unused and uncommitted allocations.

9.

The City will continue to use treated wastewater to irrigate lands in the Rohnert Park area including the City owned Mountain Shadows Golf Courses. The City, in cooperation with the Subregional Sewage System, will install a west to east pipeline generally along Copeland Creek so as to make available treated wastewater for irrigation of publicly and privately owned properties. Use of treated wastewater for irrigation helps the Subregional Sewage System increase its treatment capacity and the wastewater treatment allocation for Rohnert Park so the City can serve its fair share of housing units.

10.

The City will support expansion of the Subregional Sewage System wastewater treatment capacity by 1998 so as to increase the wastewater treatment allocation for Rohnert Park sufficient to serve its fair share of housing units.

11.

Upon adoption of this Housing Element, the City will provide a copy to the Subregional Sewage System and formally request an allocation of wastewater treatment capacity sufficient to serve the identified housing projects which meet Rohnert Park's need for housing affordable to very low and low income households.

12.

A nonprofit community organization should enroll in the Christmas in April program by the end of 1995. This program enlists the help of volunteers to help maintain and upgrade the homes of households in need.

13.

On an annual basis, the Planning Commission will prepare a report to the City Council regarding the status and progress in implementing the housing element. Upon review by the City Council, a copy of the report will be submitted to the Depart-

ment of Housing and Community Development.

14.

In cooperation with Sonoma State University, identify sites for development of student housing and anticipate such development after 1995.

15.

Encourage the establishment of new cities statewide so as to provide housing opportunities closer to job markets and prepare for the expected migration into the state.

16.

Continue review of proposed conversions of apartments to condominiums and cooperatives. This review program will insure all conversions meet on-site standards; help protect tenants by prohibiting rent increases and evictions intended to create vacancies prior to filing a conversion application; and assuring that tenants may purchase apartments converted to a condominium or cooperative unit. Approval of conversions should be contingent upon a rental unit vacancy rate that exceeds five percent.

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ACTIONS RELATED TO HOMELESSNESS

17.

The City or Community Development Commission should provide approximately \$5,000 per year through 1995 for homeless prevention programs that function in the Rohnert Park area.

18.

The City or Community Development Commission should provide roughly \$5,000 to support existing shelters in Sonoma County that house Rohnert Park citizens each year (from 1992 through 1995).

ACTIONS RELATING TO RENTAL HOUSING

19.

By June 30, 1995, the Planning Commission and City Council will consider an amendment to the City zoning ordinance authorizing Multifamily Housing in commercial and industrial zoning district with approval of a special use permit. The ordinance amendment will establish the standards and regulations that apply to multifamily development on such parcels. The standards and regulations will be similar to those that apply

to parcels in the R-M:2000:PD district which would allow a maximum of 21.8 units per acre. The standards and regulations will apply in the original or underlying commercial or industrial zoning classification. The property owner will retain the right to develop according to the standards and regulations of the original zoning classification and/or the multi-special use permit standards.

20.

By June 30, 1996, the Planning Commission and City Council will notify property owners and surrounding property owners, hold public hearings, and consider designating the following parcels for Multifamily Housing development:

1399 E. Cotati:	0.75 acres
1445 E. Cotati:	1.30 acres
1490 E. Cotati:	0.40 acres
330 Laguna Dr.	1.60 acres
560 Laguna Dr.	4.00 acres
5955 State Farm	13.20 acres
6130 State Farm	4.00 acres
5580 Snyder Ln	1.00 acre
Snyder Lane @	
Community Center	0.80 acre
S.W. Shop. Ctr.,	
203 S.W. Blvd.	7.00 acres

21.

By June 30, 1996, the Planning Commission and City Council will notify property owners and

surrounding residents, hold public hearings, and consider changing the zoning classification of 1245 Hagemann Ln. from R-1:40,000 Single Family to R-M:2000:PD, Multi-Family, a 10.00 acre parcel.

22.

From the present through 1996 and according to established procedures and standards, the Planning Commission and City Council will consider use permit applications for multifamily projects on the following parcels located in the PA:PD, Professional Administrative District:

420 City Hall Dr.	4.00 acres
5210 Country Club Dr.	1.00 acre

23.

In any given year as resources allow, the Community Development Commission will offer funds, at better than market terms, for multifamily projects that provide housing affordable to very low, low income and moderate income households located on the following parcels:

8220 Camino Colegio
8670 Camino Colegio
8800 Camino Colegio
420 City Hall Dr.
5210 Country Club Dr.
1399 E. Cotati
1445 E. Cotati
1490 E. Cotati

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1245 Hagemann Ln.

305 Laguna Dr.

325 Laguna Dr.

330 Laguna Dr.

560 Laguna Dr.

120 Santa Alicia

5955 State Farm Dr.

6130 State Farm Dr.

5580 Snyder Ln.

Snyder Ln. @ Community Cntr.

S.W. Shop. Cntr, 203 S.W. Blvd.

In exchange for providing funds, the Agency agreement will stipulate that units will remain available at affordable at affordable rents for at least 15 years.

24.

In 1994, a for-profit corporation started construction on a 158-multifamily rental units at 325 Laguna Drive.

25.

In 1995, a for-profit corporation will construct 60 multifamily rental units at 8220 Camino Colegio. The corporation may engage a nonprofit to undertake the affordable housing project.

26.

In 1995, construction commenced on a 30-unit project at 120 Santa Alicia. A nonprofit housing development corporation will undertake the project. The Community Development Commission will make available at least \$260,000 for the project.

The Agency agreement will stipulate that units will remain available at rents affordable to very low income households for at least 30 years.

27.

The City or Community Development Commission would pursue development of new affordable rental projects after 1995.

28.

Maintain the Sonoma Grove Trailer Park as an innovative low cost form of shelter for low income students and households that, in nearly every case, could not afford other housing available in Rohnert Park.

ACTIONS RELATING TO HOUSING FOR SPECIAL POPULATIONS

29.

In 1995, a nonprofit corporation will construct up to 24 multifamily units at 305 Laguna Drive. The project will be designed to provide housing for persons with disabilities. The nonprofit will apply for federal assistance.

30.

The City Attorney should determine whether a residential

care facility could be constructed on the "hospital site" given the recorded covenant. If so, the City should prepare and issue a request for proposals by the end of 1995 for the construction and operation of a residential care facility.

31.

In 1996 the Planning Commission will conduct a survey of sites suitable for the development of student housing in the vicinity of Sonoma State University. The Planning Commission will prepare recommendations for the City Council regarding sphere of influence boundary changes, annexations, extension of public services, and site design.

32.

The City will make available descriptions of equal housing opportunity laws, examples of housing discrimination, citizen responsibilities, and grievance procedures. By 1995, the City will prepare information posters that will be posted at sites such as the library, post office, community center, senior citizen center, youth and family center, sports center, and City administrative offices. The City will periodically publish information in the Rohnert Park/Community Voice. Public Safety personnel will receive

H O U S I N G

training regarding equal housing opportunity laws and through the City's community policing programs will respond to citizen complaints. The City will cooperate with other jurisdictions in Sonoma County to provide funding for an information, referral and mediation agency that addresses housing discrimination complaints. Individuals with housing discrimination complaints will be advised to contact the California Department of Fair Employment and Housing.

33.

The City will encourage the construction of a long term care facility by the end of 1997.

ACTIONS RELATING TO OWNERSHIP HOUSING

34.

In 1995 a for-profit entity will start construction for 300 single family units on two parcels, 8220 Camino Colegio and 8800 Camino Colegio.

35.

The Community Development Commission will assist with the purchase of up to 20 condominiums at the Wind-song complex in "M" Section by low and moderate income house-

holds. Assistance will be provided through silent second financing commencing in 1993 and continuing approximately three years.

36.

The Community Development Commission will implement a Mortgage Credit Certificate program and assist 100 to 125 low and moderate income households in the purchase of homes (from 1992 to 1995).

37.

The City and/or Community Development Commission will continue to make available funds for low interest loans to assist rehabilitation of approximately 20 deficient owner occupied units on the average each year until 1995.

38.

A for-profit entity will construct 156 condominiums at the Windsong complex, 8670 Camino Colegio, on 6.67 acres. These units would be sold at prices affordable by low and moderate income households. Construction probably will not occur before 1995.

ACTIONS RELATED TO MOBILE HOME/ MANUFACTURED HOUSING

39.

The City and/or Community Development Commission will continue to provide deferred loans to mobile homeowners to rehabilitate approximately 10 deficient mobile homes on the average each year until 1995.

40

By the end of 1995, the City and/or Community Development Commission, working with the Sonoma County Community Development Commission or a nonprofit housing development corporation, should try to create a mobile home rent guarantee program. Elements of the proposed program could include:

a. The City and resident would enter into a long term lease with the mobile home park owner.

b. In exchange for concessions from the park owner, specifically a lower monthly rent, the City or Agency would guarantee payment of the rent.

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c. The resident normally would make monthly land lease payments. In an emergency, the City or Agency could make a monthly land lease payment.

d. Prior to the City or Agency making a payment, the City or Agency will reach an agreement with the resident and be repaid by the resident over a period of time.

41.

By the end of 1997, the City and/or Community Development Commission should try to help the residents of at least one mobile home park purchase their park.

42.

After 1995, the City and/or Community Development Commission, working with a nonprofit housing development corporation, should endeavor to create a mobile home subdivision. Possible elements of the project follow:

a. There would be about eight lots per acre.

b. The City could construct public facilities such as streets, sidewalks, a park, underground utilities, etc. De-

sign requirements could be amended to reduce costs.

c. Public improvements could be financed with special assessment bonds (at less than market rates) to be repaid from taxes assessed against the benefiting lots over the life of the improvements.

d. Covenants and Restrictions could be recorded to regulate mobile home quality and maintenance.

e. The City or Agency could offer deferred loans to help very low and low income households purchase a lot.

DEFINITIONS

INCOME, VERY LOW:

Gross household annual income is less than fifty percent (50%) of the Sonoma County median income, adjusted for family size.

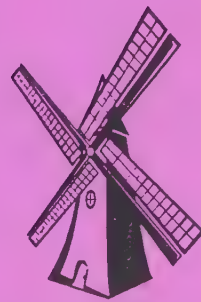
INCOME, LOW:

Gross household annual income is less than eighty percent (80%) but greater than fifty percent (50%), of the Sonoma County median income, adjusted for family size.

INCOME, MODERATE:

Gross household annual income is less than one hundred and twenty percent (120%), but greater than eighty percent (80%), of the Sonoma County median income, adjusted for family size.

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CHAPTER 5 CONSERVATION

CONSERVATION

GOALS

- Provide sufficient quantities of water of suitable quality for present and future residents of Rohnert Park.
- Maintain and enhance waterways as open space corridors that serve a variety of mutually compatible purposes.
- Protect and preserve natural resources and prevent the contamination of the Rohnert Park environment with toxic substances.
- Reduce the production of and reclaim the usable portion of solid wastes.

5.1 - INTRODUCTION

The principle of conservation recognizes that natural resources of an area are fragile and finite and need to be carefully managed if future generations are to enjoy and benefit from what is taken for granted today. Without a commitment to conservation, resources may be irreparably damaged or lost, diminishing the area's economic vitality and quality of life.

The basic responsibility of government is to protect the health, safety and welfare of the public. Environmental changes

engineered by man can be beneficial but the power to use resources and adapt the environment can also endanger the health, safety and welfare of the public. Adverse effects may be immediate or may occur many years in the future. All levels of government have realized their responsibility to protect "*...the purity of air and public waters, the plentifulness and vitality of natural landscapes, fauna, and flora, and the integrity of certain other natural features...*" [Dorfman, Robert and Nancy S. Dorfman, eds. *Economics of the Environment*, 1972, p. xiii]. Pollution can be defined as the discharge of substances or actions that adversely affect the air, surface water, ground water, natural landscapes, vegetation and wildlife, and/or the integrity of significant natural features. Adverse affects can be defined as those that significantly deteriorate levels of public health, safety and welfare, whether during the present or the future.

5.2 - DRAINAGE AND EROSION

With the exception of a small area near East Railroad

Avenue, all of the City drains westerly to the Laguna de Santa Rosa (see Fig. 5.1). The small area near East Railroad Avenue drains south to Lichau Creek which flows into the Petaluma River.

Large flows of storm water are generally carried in open channels. Intermediate and minor stormwater flows are collected in pipe systems. Both open channels and pipe systems are designed to the standards of the Sonoma County Water Agency. These standards comply with the National Flood Hazard Insurance Program. Maintenance of pipe systems is handled by the City of Rohnert Park. Maintenance of the open channels is handled by the Sonoma County Water Agency.

Erosion control is central to effective land management. As stream banks erode, lateral cutting occurs. The influx of sediment into channels displaces water carrying capacity. Drainage facilities must be cleaned regularly in order to carry storm water. Every effort should be made to reduce the need for cleaning by preventing sediment from entering these facilities. Steps to prevent erosion and resulting sedimentation include regulation of construction practices, stabilizing the banks of waterways, planting vegetation to intercept eroded soil and

CONSERVATION

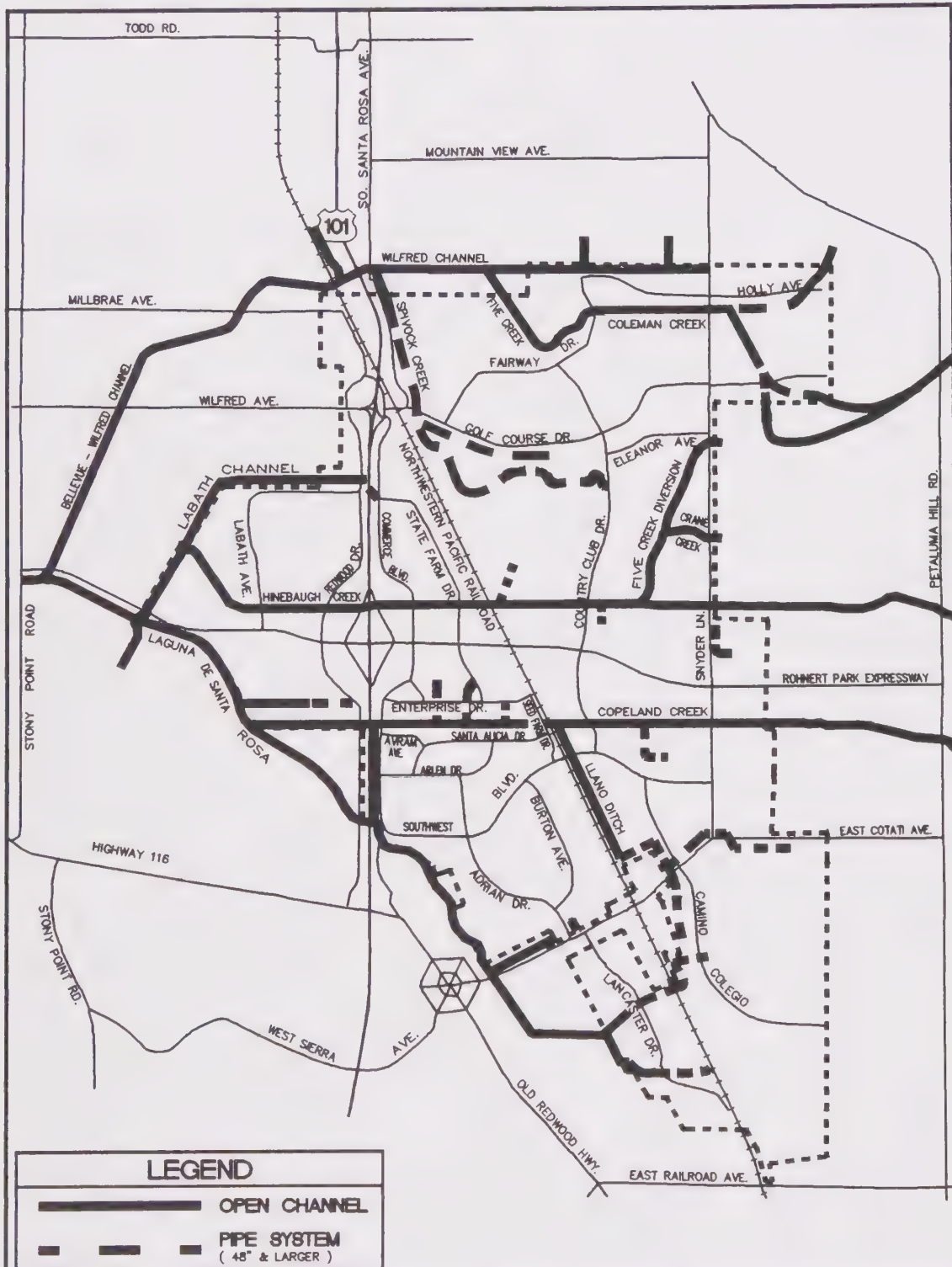


Fig. 5.1

DRAINAGE MAP
ROHNERT PARK, 1995



minimize use of herbicides to denude stream banks.

5.3 - GEOLOGY, TOPOGRAPHY AND SOILS

Rohnert Park is located in the midpoint of the broad, eluviated Cotati valley. The city lies within the coast range physiographic province of California. The province is dominated by northwest-trending mountain ranges and intervening valleys. Cotati valley is the southern part of the larger Santa Rosa plain which is bounded on the east by the Sonoma mountains [Herzog Associates, Preliminary Geologic and Soil Evaluation, New Civic Center, Rohnert Park, California, 1989].

The geologic formations in the area range in age from Jurassic to Holocene. The Franciscan Complex of Jurassic-Cretaceous age is the oldest geologic unit and constitutes the basement rock in the vicinity. The Franciscan Complex consists of a chaotic mixture of deformed sedimentary, igneous, and metamorphic rocks. Although at great depth beneath Cotati valley, the Franciscan is exposed in the surrounding highlands. During the late Tertiary age, marine sediments and

volcanic rocks were deposited over a large area of the Franciscan Complex. Sedimentary rocks of the Petaluma formation and volcanic rocks of the Sonoma Group underlie the valley alluvium and are exposed in the hills to the east. Several hundred feet of alluvial sediments of Quaternary age have been deposited in the Cotati Valley by streams draining the surrounding highland area [Ibid, 1989].

Elevations range between 230 feet above mean sea level northeast of the city to 90 feet above mean sea level on the western boundary of the city (U.S. Geologic Survey, 1980). Slope gradients are generally less than one-half percent in the western portions of the city and about one percent in the eastern portions of the city. Maximum slopes of 5 to 8 percent exist northeast of the city along the bend in Petaluma Hill Road at the foot of the Sonoma mountains. The area within the city limits and planning area is relatively flat and the potential for landslides is low.

Soils within the city are almost entirely Clear Lake clays. The soils, typical of poorly drained basins and floodplains, were formed from alluvial sediments derived from the surrounding highlands.

Clear Lake clays typically have low permeability, slow runoff characteristics, low erosion potential, high shrink-swell potential and may be corrosive to uncoated steel products (USDA, 1972).

The erosion potential is low for almost all soils in the city. Instances of significant erosion are most likely during construction. The formation of embankments or uneven topography, the effects of machinery and the removal of vegetation, can contribute to increased rates of erosion. The resource that would be most vulnerable to the effects of erosion would be waterways.

The seasonal expansion and contraction of Clear Lake clays can cause gradual cracking, differential settling, and weakening of structures and roadways. Perhaps the most visible example of the effects of Clear Lake clays are the cracked driveways and foundations in older sections of Rohnert Park.

Overall, general geologic conditions, slopes and soils do not vary significantly from one part of the city to another. No portion of the city is better suited than any other for conservation or development based upon these factors.

C O N S E R V A T I O N

5.4 - SOLID WASTE

Rohnert Park has prepared a Source Reduction and Recycling Element (SRRE) in response to the California Integrated Waste Management Act of 1989 (referred to as AB 939). The SRRE was submitted to Sonoma County (county) for review and incorporation into its County Integrated Waste Management Plan. This plan, after approved locally, was submitted to the California Integrated Waste Management Board in compliance with AB 939.

AB 939 mandates that all cities and counties in California meet waste diversion goals of 25 percent and 50 percent by 1995 and 2000, respectively.

In 1990, Rohnert Park is diverting 17 percent of its waste from the landfill (See Fig. 5.2).

Rohnert Park's SRRE constitutes its plan to divert additional waste to meet the 25 and 50 percent diversion goals. The SRRE includes four main components: source reduction, recycling, composting and special waste. Each identifies existing diversion programs and examines, evaluates and selects future diversion programs. In addition, the SRRE also includes goals and objectives, education and public information, disposal facility capacity, funding and integration sections. The completed SRRE provides a practical guide to achieve AB 939 diversion mandates.

Some programs and facilities are best done using a multijurisdictional approach carried out by participating jurisdictions in Sonoma County. Achieving the diversion goals

requires the cooperation of the private sector and residents of Sonoma County, through their awareness and participation in source reduction, recycling and composting programs. Diversion goals will be met through a combination of local and countywide source reduction, recycling and composting programs. Rohnert Park embraced this approach to maximize efficiencies of facility and program planning, development and operation. In adopting this approach, Rohnert Park has agreed in concept to sponsor or develop jointly some programs and facilities with neighboring communities or with the county.

The Sonoma County Waste Management Agency is a Joint Powers Authority formed in 1992, comprised of the nine in-

Figure 5.2
SUMMARY OF WASTES DISPOSED, DIVERTED AND GENERATED
City of Rohnert Park, 1995

Waste Category	Diverted		Disposed		Generated	
	Tons	%*	Tons	%*	Tons	%*
Paper	3,607	8	11,700	25	15,307	33
Plastics	30	0	2,776	6	2,806	6
Glass	366	1	1,294	3	1,660	4
Metals	3,227	7	3,704	8	6,931	15
Yard Waste	38	0	5,692	12	5,730	12
Other Organics	333	1	9,844	21	10,177	22
Other Wastes	138	0	2,744	6	2,882	6
Special Wastes	1	0	608	1	609	1
Total**	7,740	17	38,362	83	46,102	100

*Percent of total waste stream

**Numbers may not add due to rounding

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incorporated cities of Sonoma County and the County of Sonoma. The Agency was formed to reap the economies of scale that could be obtained by operating waste diversion programs at a regional level. The Sonoma County Waste Management Agency has six areas of responsibility:

- 1) household hazardous waste management;
- 2) wood waste diversion;
- 3) yard debris composting,
- 4) regional education efforts;
- 5) supervision of the Recycling Market Development Zone,
- 6) countywide waste management planning.

In 1995, the Sonoma County Waste Management Agency (SCWMA) announced that Sonoma County achieved a 39 percent diversion rate of landfilled waste. This diversion rate significantly exceeds the goal set by the State.

Curbside recycling, curbside yard debris collection, business recycling, waste reduction efforts by both residents and businesses and many other programs created this success. More than 10 percent of the diversion rate was attributed to the Agency's yard debris composting program. The composting program not only saved landfill space but the

compost was used to restore topsoil.

The SCWMA sponsors several other waste reduction efforts including the Eco-Desk hotline (527-3375), the annual Sonoma County Recycling Guide, the SonoMax waste exchange, Master Gardener home composting workshops, the Recycling Market Development Zone, and Household Toxics Roundups. The regional approach of the SCWMA has helped Sonoma County reduce solid waste at the lowest possible cost.

Sonoma County has begun preparing plans to meet the goal of 50 percent diversion by 2000.

For programs or facilities which will require multijurisdictional participation, Rohnert Park has worked with other interested jurisdictions and developed a joint powers agreement (JPA). The JPA will guide the development, implementation and operation of multijurisdictional wood waste, composting, hazardous wastes and public education and information programs.

Empire Waste Management is the franchised refuse hauler and provides curbside recycling for single family residents. There is one buy-back center in Rohnert Park. Commercial recycling includes

cardboard, glass, newspaper and office paper collection. Approximately 7,906 tons of materials were diverted from the landfill through recycling in 1990.

The Solid Waste Generation Study (SWGS) provides basic information about the amounts and types of waste disposed of and diverted by Rohnert Park. It estimates current quantities of waste disposed of by Rohnert Park; quantities of waste diverted through existing diversion and future diversion programs, including source reduction, recycling, and composting; and quantities of current and future waste generated by Rohnert Park's residents, businesses and institutions. The SWGS for Rohnert Park was conducted according to AB 939 and AB 1820 regulations. The waste stream was broken down by four waste generator types: residential, commercial, industrial and other.

In 1990, Rohnert Park disposed of 38,360 tons of solid waste (see Fig. 5.3). Of solid waste generated, 25 percent came from residential areas, 30 percent from commercial areas, 28 percent from industries, and the remaining 17 percent was disposed by private haulers. The majority of the collected waste is delivered to the Cen-

CONSERVATION

Figure 5.3
SUMMARY OF WASTE DISPOSAL QUANTITIES

Source	Tons	Tons	Percent
Residential	26	9,475	25
Commercial	32	11,650	30
Industrial/Roll-off	30	10,839	28
Self-haul	18	6,396	17
Total	105	38,360	100

Based on a 7-day week

tral Landfill.

No permitted solid waste landfills or transformation facilities exist in Rohnert Park. Municipal solid waste is transported out of the city to the Central landfill, located in the unincorporated area of Sonoma County.

The projection of disposal capacity needs for the next 15 years is based on the solid waste generation projection conducted in accordance with the Solid Waste Generation Study (SWGS). The capacity needs for 1991 through 2005, and impacts of closed, new or expanded facilities have been accounted for in the projection. All values are given in compacted, in-place cubic yards of solid waste using an estimated average compacted density of

1,200 pounds per cubic yard. The disposal capacity calculations indicate that no additional disposal capacity is required.

No disposal facilities are located in Rohnert Park; therefore, the City does not have plans for closures nor expansion of disposal facilities. Furthermore, the City has no new facilities planned for the short-term or medium-term planning periods.

Rohnert Park currently exports all its waste. The waste is exported to the Central Disposal Site owned and operated by Sonoma County Public Works Department. The City does not currently hold a disposal contract directly with the landfill, but contracts for collection and disposal services

with private haulers. Each hauler is responsible for landfilling the waste outside Rohnert Park. Rohnert Park should not assume that landfill capacity will always be available at the Central Landfill.

Recycling, composting and special waste programs were compatible. The programs were integrated to achieve the most effective solid waste management plan and to comply with the integrated waste management hierarchy. By managing the waste stream as outlined below, Rohnert Park will most effectively reduce the amount of waste requiring transformation and disposal through activities that comply with the integrated waste management hierarchy.

SOURCE REDUCTION

CITY GOVERNMENT SOURCE REDUCTION PROGRAMS

- Waste audits
- Regional waste exchange program
- In-house source reduction programs
- Joint purchase pools

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TECHNICAL ASSISTANCE, EDUCATION, AND PROMOTION PROGRAMS

- Waste evaluations program
- Backyard composting programs

TECHNICAL ASSISTANCE PROGRAMS

- Education program
- Source reduction public recognition program

REGULATORY PROGRAMS

- Mandatory planning and reporting requirements
- Local bans on products or packaging

RATE STRUCTURE MODIFICATION PROGRAMS

- Quantity-based end-user fees

ECONOMIC INCENTIVES PROGRAMS

- Loans, grants and loan guarantees
- Deposits, refunds and rebates
- Business license fees

RECYCLING

- Source separation recycling activities
- Recycled goods procurement program
- Drop-off centers
- Buy-back centers
- Single-family curbside recycling
- Multi-unit recycling
- Commercial source separation recycling
- Office paper recovery
- Special programs (e.g., phone book recycling, Christmas tree recycling, special events recycling)
- Materials reuse/recovery operations
- Construction and demolition debris program
- White goods program
- Tire management
- Wood waste recovery program

COMPOSTING

- Yard debris composting
- Source-separated organics composting

Rohnert Park anticipates achieving the diversion mandates through a set of source reduction, recycling and composting activities that target specific waste management program.

5.5 - WATER SUPPLY AND CONSERVATION

CURRENT WATER SUPPLY AND USE

Rohnert Park's water supply is provided through 37 operating wells, 11 connections to the Sonoma County Water Agency (SCWA) aqueduct, and five water storage tanks. Approximately 70 percent of Rohnert Park's water supply is from wells. The remaining 30 percent is taken from the SCWA aqueduct which transports water from the Russian River.

Since 1975, total water use in Rohnert Park has grown from 0.67 billion gallons per year to 2.45 billion gallons per year in 1995 (see Fig. 5.4). The increased water demand has primarily been met from groundwater and to a lesser degree from the SCWA aqueduct.

The number of water service accounts has increased from 7,111 in 1990 to 8,231 in 1995 (see Fig. 5.5). Rohnert Park meters water use for multifamily residential, commercial, and industrial users. The City charges a flat rate fee for single-family units and a limited number of multi-family and commercial water users.

The City chlorinates drinking

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water at each well site. Equipment is calibrated to maintain a chlorine residual of 0.3 milligrams per liter of drinking water. Use of chlorine by the city meets State Health Services Department standards.

City wells have been drilled from 500 to 1,500 feet below the surface. City wells average about 700 feet deep. City wells generally draw water from below 200 feet. Most private wells around the city are usually less

than 200 feet in depth by comparison and draw water from the shallow zones above 200 feet. In addition, city wells are sealed to 75 feet below the surface.

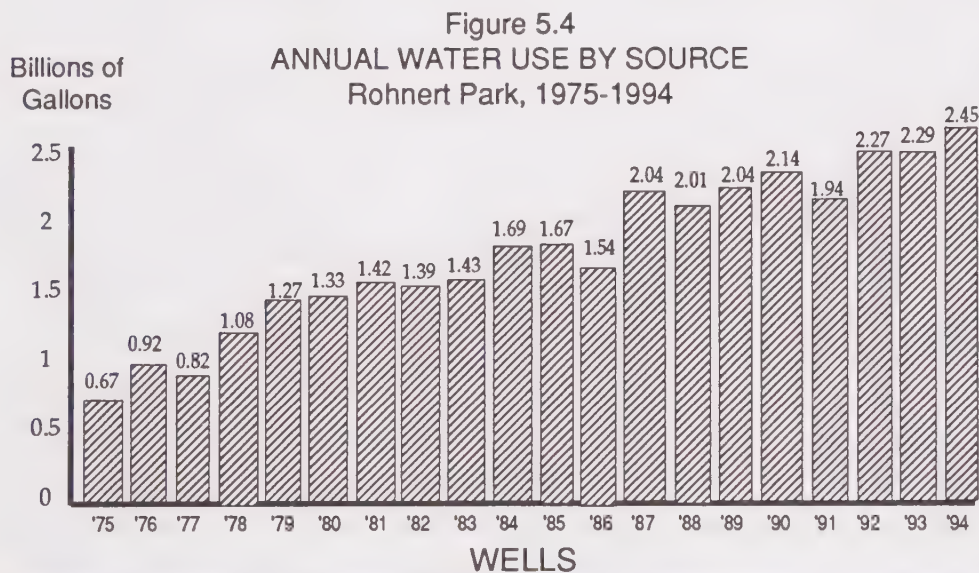


Figure 5.5
WATER SERVICE ACCOUNTS BY TYPE
Rohnert Park, 1990 to 1995

DATE	IRR	SGL FAM	MULTI FAM	COMM	PUB AUTH	IRR	RES	COMM	INDUST	TOTAL
7/1/90	-	6773	128	20	-	-	366	421	3	7111
1/1/91	-	6898	128	20	-	-	366	426	3	7841
7/1/91	-	7006	114	25	-	-	357	417	3	7922
1/1/92	-	7071	100	29	-	-	348	407	4	7959
7/1/92	-	7091	100	29	19	2	352	418	6	8033
1/1/93	-	7110	100	29	19	2	356	428	8	8052
7/1/93	-	7119	100	31	22	4	358	444	8	8137
1/1/94	104	7128	100	32	25	5	359	460	8	8231
<u>SF MF</u>										
7/1/94	104	7093	100	32	25	5	35 360	463	8	8225
1/1/95	104	7094	100	32	25	5	35 361	467	8	8231

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WATER QUALITY

The city's water supply and water system are regulated by the State Health Service Department. This department requires that the city's water supply be tested on a regular basis to guarantee water quality. Tests are conducted to assure that maximum contaminant levels are not exceeded. The City and SWCA have conducted such tests continually and water supplies have consistently met all State requirements (see Fig. 5.6). The City periodically obtains well water samples and submits them for laboratory analysis. The laboratory tests are capable of detecting minute levels of bacteria, pesticides, herbicides, fungicides, organic chemicals, inorganic chemicals, nitrates, radioactivity, corrosivity, trihalomethanes, iron, manganese and other substances for a total of 139 separate items. The testing costs \$100,000 per year. In 1995, well water did not exhibit concentrations of any pollutants that would be considered health hazards (see Fig. 5.6).

Well water did not meet water quality standards for iron and manganese in five wells prior to treatment. These are not considered health hazards, only nuisance problems. After treatment, the levels of iron and

manganese were reduced below the Maximum Contaminant Levels (MCL).

In Rohnert Park, care is taken to locate wells away from potential sources of pollutants such as gasoline stations. The City considers risks to wells in land use decisions involving the establishment of potential sources of pollutants. The City must work with Sonoma County to assure groundwater supplies are not contaminated in the recharge areas located east of the city.

WATER CONSERVATION

Since Jan. 1, 1992, water meters are required to be installed on all new construction as a water conservation effort. Per capita water use is not significantly different in Rohnert Park than in other Sonoma County cities. In 1995, the average water use in Rohnert Park was 162 gallons per person per day. The average of all cities in Sonoma County was 173 gallons per person per day (see Fig. 5.7).

Per capita water use in Rohnert Park varies depending upon drought conditions. The average amount of water use has varied from 123 to 200 gallons per person per day (see Figure 5.8). Highest water use has been during hot years and

generally relates to the amount of water used for outdoor irrigation. A commonly accepted standard for per capita water use is 150 gallons per person per day.

The City has participated in a water conservation program since the late '70s. During the drought period of 1977/78, cities in Sonoma County, including Rohnert Park, joined in a water conservation program conducted by the Sonoma County Water Agency (SCWA). In 1978 and 1980, the City, with the assistance of the Boy Scouts, distributed water conservation information, shower flow restricters, toilet tank displacement bottles, leak detection kits and related materials. Every household in Rohnert Park was offered these materials free of charge. Water conservation devices remain available to the public upon request.

During the late '70s, building codes were amended to require low flush toilets (3.5 gallons per flush) and low flow showers (3 gallons per minute). More than one-third of the housing units in Rohnert Park were built after institution of these water saving requirements. Assembly Bill No. 2355 will require installation of ultra low flush toilets (1.6 gallons per flush) on Jan. 1, 1992. The City began in 1990 to re-

C O N S E R V A T I O N

Figure 5.6
Annual Water Quality Report
Rohnert Park, 1994

CONSTITUENTS	UNITS	MAXIMUM CONTAMINANT LEVEL ALLOWABLE	GROUND WATER (WELLS)		SCWA-RUSSIAN RIVER SURFACE WATER			
			RANGE	AVG	WOHLER PUMPS		MIRABEL PUMPS	
					RANGE	AVG	RANGE	AVG
CLARITY								
Turbidity (Ground Water)	NTU	5	0 - 4	0.45				
Turbidity (Surface Water)	NTU	0.5			0.04 - 0.28	0.05	.03 - .10	0.05
MICROBIOLOGICAL								
Coliform	PRESENT/ ABSENT	0	0		0		0	
TRIHALOMETHANES								
Thm (Distribution System)	ug/l	100	3.5 - 13	8.5	Not Required		Not Required	
VOC's								
Benzene	ug/l	1	N.D.		N.D.		N.D.	
Carbon Tetrachloride	ug/l	0.5	N.D.		N.D.		N.D.	
1,2-Dichlorobenzene	ug/l	600	N.D.		N.D.		N.D.	
1,4-Dichlorobenzene	ug/l	5	N.D.		N.D.		N.D.	
1,1-Dichloroethane	ug/l	5	N.D.		N.D.		N.D.	
1,2-Dichloroethane	ug/l	0.5	N.D.		N.D.		N.D.	
1,1-Dichloroethylene	ug/l	8	N.D.		N.D.		N.D.	
Cis-1,2-Dichloroethylene	ug/l	6	N.D.		N.D.		N.D.	
Trans-1,2-Dichloroethylene	ug/l	10	N.D.		N.D.		N.D.	
Dichloromethane	ug/l	5	N.D.		N.D.		N.D.	
1,2-Dichloropropane	ug/l	5	N.D.		N.D.		N.D.	
1,3-Dichloropropane	ug/l	0.5	N.D.		N.D.		N.D.	
Ethylbenzene	ug/l	700	N.D.		N.D.		N.D.	
Monochlorobenzene	ug/l	70	N.D.		N.D.		N.D.	
Styrene	ug/l	100	N.D.		N.D.		N.D.	
1,1,1,2,2-Tetrachloroethane	ug/l	1	N.D.		N.D.		N.D.	
Tetrachloroethylene	ug/l	5	N.D.		N.D.		N.D.	
Toluene	ug/l	150	N.D.		N.D.		N.D.	
1,2,4-Trichlorobenzene	ug/l	70	N.D.		N.D.		N.D.	
1,1,1-Trichloroethane	ug/l	200	N.D.		N.D.		N.D.	
1,1,2-Trichloroethane	ug/l	5	N.D.		N.D.		N.D.	
Trichloroethylene	ug/l	5	N.D.		N.D.		N.D.	
Trichlorofluoromethane (Freon 11)	ug/l	150	N.D.		N.D.		N.D.	
Trichlorotrifluoroethane (Freon 113)	ug/l	1200	N.D.		N.D.		N.D.	
Vinyl Chloride	ug/l	0.5	N.D.		N.D.		N.D.	
Xylenes	ug/l	1750	N.D.		N.D.		N.D.	
SOC's								
Atrazine	ug/l	3	N.D.		N.D.		N.D.	
Delepon	ug/l	200	N.D.		N.D.		N.D.	
Diquat	ug/l	20	N.D.		N.D.		N.D.	
Endothall	ug/l	100	N.D.		N.D.		N.D.	
Oxamyl	ug/l	200	N.D.		N.D.		N.D.	
Pentachlorophenol	ug/l	1	N.D.		N.D.		N.D.	
Picloram	ug/l	500	N.D.		N.D.		N.D.	
Simazine	ug/l	4	N.D.		N.D.		N.D.	
Inorganic Chemicals								
Aluminum	ug/l	1000	N.D.		N.D.		300	300
Antimony	ug/l	8	N.D.		N.D.		N.D.	
Arsenic	ug/l	50	0 - 7	2.8	N.D.		N.D.	
Barium	ug/l	1000	0 - 140	40	360	360	110	110
Beryllium	ug/l	4	N.D.		N.D.		N.D.	
Cadmium	ug/l	5	N.D.		N.D.		N.D.	
Chromium	ug/l	50	N.D.		N.D.		N.D.	
Lead	ug/l	50	0 - 36	9	N.D.		N.D.	
Mercury	ug/l	2	N.D.		N.D.		N.D.	
Nickel	ug/l	100	N.D.		N.D.		N.D.	
Selenium	ug/l	10	N.D.		N.D.		N.D.	
Thallium	ug/l	2	N.D.		N.D.		N.D.	
Fluoride	mg/l	# 14-2.4	0 - 0.3	0.1	0.1	0.1	0.1	0.1
Asbestos	MFL	7	N.D.		N.D.		N.D.	
Nitrate (as NO3)	mg/l	45	0 - 29	6.6	N.D.		N.D.	
Nitrite	mg/l	1	N.D.		N.D.		N.D.	

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(Figure 5.6 continued)

CONSTITUENTS	UNITS	MAXIMUM CONTAMINANT LEVEL ALLOWABLE	GROUND WATER (WELLS)		SCWA-RUSSIAN RIVER SURFACE WATER			
			RANGE	AVG	WOHLER PUMPS		MIRABEL PUMPS	
					RANGE	AVG	RANGE	AVG
Unregulated Organics								
2,4,-D	ug/l	NYE	N.D.		N.D.		N.D.	
2-Chloroethylvinyl ether	ug/l	NYE	N.D.		N.D.		N.D.	
Bromacil	ug/l	NYE	N.D.		N.D.		N.D.	
Chlorothalonil	ug/l	NYE	N.D.		N.D.		N.D.	
Diazinon	ug/l	NYE	N.D.		N.D.		N.D.	
Dimethoate	ug/l	NYE	N.D.		N.D.		N.D.	
Diuron	ug/l	NYE	N.D.		N.D.		N.D.	
Methiocarb	ug/l	NYE	N.D.		N.D.		N.D.	
Methylene Chloride	ug/l	NYE	N.D.		N.D.		N.D.	
Metribuzin	ug/l	NYE	N.D.		N.D.		N.D.	
Prometryn	ug/l	NYE	N.D.		N.D.		N.D.	
Propachlor	ug/l	NYE	N.D.		N.D.		N.D.	
Propoxur	ug/l	NYE	N.D.		N.D.		N.D.	
Secondary Standards								
Color	Units	15	3 - 13	6.2	5	5	10	10
Copper	ug/l	1000	0 - 88	11	N.D.		N.D.	
Aggressive Index	non-corrosive		11 - 12	11.6	12	12	12	12
Foaming Agents	ug/l	500	N.D.		N.D.		N.D.	
Iron	ug/l	300	N.D.		N.D.		N.D.	
Manganese	ug/l	50	0 - 40	5	N.D.		N.D.	
Odor Threshold @ 60 C	TON	3	1 - 8	1.8	N.D.		N.D.	
Silver	ug/l	50	N.D.		N.D.		N.D.	
Zinc	ug/l	5000	0 - 100	11.6	210	210	N.D.	
Standard Ranges								
Total Dissolved Solids	mg/l	500-1000;1500	200 - 400	277	130	130	140	140
Specific Conductance	umho/cm	900-1800;2200	280 - 570	400	280	280	150	150
Chloride	mg/l	250-500;600	7 - 41	19.9	7.3	7.3	5.3	5.3
Sulfate	mg/l	250-500;600	2.8 - 27	11.6	13	13	13	13
pH	mg/l	6.8 - 8.5	7 - 7.6	7.4	8.2	8.2	8	8
Additional Constituents								
Bicarbonate	mg/l	No Standard	73 - 240	139				
Carbonate	mg/l	"	N.D.					
Hydroxide Alkalinity	mg/l	"	N.D.					
Calcium	mg/l	"	12 - 56	31	20	20	18	18
Magnesium	mg/l	"	12 - 33	20	13	13	14	14
Sodium	mg/l	"	17 - 54	28	10	10	7.6	7.6
Hardness (CaCO3)	mg/l	"	67 - 280	164	100	100	100	100
Radioactivity								
Gross Alpha Activity	pCi/l	15	0 - 0.4	0.2	0.8 (+/- .4)		0.7 (+/- .4)	
Gross Beta Activity	pCi/l	50	Not Required		Not Required		Not Required	

The State Department of Health Services has determined the City of Rohnert Park Water System to be non-vulnerable for 51 additional constituents and has waived the sampling requirements. If you have any questions on water quality data, contact Walter J. Ryan, Jr., Rohnert Park Water System Supervisor at 584-7730; or Bruce H. Burton, P.E., California Department of Health Services at 576-2729.

Present/Absent = presence or absence of coliform bacteria per 100 milliliters

mg/l = milligrams per liter = parts per million

ug/l = micrograms per liter

N.D. = non-detectable

NTU = nephelometric turbidity units

NYE = Not Yet Established

pCi/l = pico Curies per liter

SCWA-WOHLER = Sonoma County Water Agency Wohler caissons 1 & 2

SCWA-COTATI = Sonoma County Water Agency Cotati caissons 3, 4 & 5

Std Units = standard units

TON = threshold odor number

Waived = testing not required by State Health Department

= Fluoride Standard depends on temperature

Note: Owners of rental units are requested to forward or post this report for tenants' information.

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quest builders to install such toilets.

Several measures have been suggested by the California Department of Water Resources to conserve water (Water Conservation Guidebook, No. 7, Urban Drought Guidebook pp. F-3, F-4). While many such measures depend upon the voluntary cooperation of individuals, measures that the City could participate in implementing include:

1.
Repair leaking plumbing fixtures.

2.
Install water conservation devices.

3.
Establish and enforce outdoor irrigation guidelines.

4.
Adjust appliances to use only necessary amounts of water and replace water-using appliances with newer, more efficient models.

5.
Use rocks and mulch to retain soil moisture.

6.
Use properly treated wastewater for large landscaped areas and for industrial processes.

<p style="text-align: center;">Figure 5.7 PER CAPITA WATER USE Cities in Sonoma County, 1995</p>	
City	Water Use <u>gal./person/day</u>
1. Cotati	150
2. Sebastopol	160
3. Rohnert Park	162
4. Santa Rosa	168
5. Healdsburg	169
6. Petaluma	170
7. Cloverdale	185
8. Sonoma	219
 AVERAGE	 171

7.
Encourage food establishments from routinely providing glasses of water unless requested by customers.

8.
Adjust water flows in industrial processes to save water.

9.
Turn off water to buildings and rooms not in use.

10.
Reduce fresh water uses for chilling and cooling systems.

The City is an important user of water. Actions the City and its residents can undertake to conserve water include:

1.
Maintain an aggressive leak detection and repair program.

2.
Reduce washing streets and flushing water mains and storm drains to the level necessary to maintain health and safety standards.

3.
Cut back or eliminate golf course watering with fresh water.

4.
Cover pools when not in use to reduce evaporation.

5.
Install automatic turn-off valves in public facilities.

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6.
Use properly treated wastewater for road crews or contractors.

7.
Impose fines for illegal hydrant openings.

8.
Post water conservation notices.

9.
Install flow restricters on hoses and faucets.

The City has implemented many of these measures. For instance, municipal golf courses are irrigated with treated wastewater which has reduced the use of fresh water. The City has installed automatic turn-off valves in showers and wash ba-

sins at the Sports Center, at city swimming pools and in city parks. City staff routinely cover public pools when not in use.

WATER SUPPLY ANALYSES

The State Department of Water Resources, in conjunction with the City, prepared a report entitled *Meeting Water Demands*

Figure 5.8

PER CAPITA WATER USE Rohnert Park, 1968 to 1995

<u>Year</u>	<u>Population July 1</u>	<u>Average Daily Water Use (millions of gallons/day)</u>	<u>Per Capita Water Use (gallons/ person/day)</u>
1968*	5,346	0.84	157
1969	5,897	0.85	143
1970	6,222	1.24	200
1971	6,861	1.22	161
1972*	8,223	1.20	146
1973	10,428	1.61	154
1974	12,455	1.84	147
1975	13,300	1.83	138
1976*	14,275	2.52	177
1977	16,551	2.03	123
1978	19,001	2.97	156
1979	21,275	3.33	156
1980*	23,273	3.65	157
1981	24,655	3.90	158
1982	25,650	3.79	148
1983	26,512	3.93	148
1984*	27,612	4.63	168
1985	28,931	4.58	158
1986	30,542	4.22	138
1987	31,702	5.61	177
1988*	32,682	5.49	168
1989	34,123	5.58	164
1990	35,932	5.87	163
1991	37,243	5.29	142
1992*	38,562	6.21	162
1993	38,901	6.29	161
1994	39,259	6.71	171
1995	39,500	-	-

*Leap year

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in the City of Rohnert Park, dated July, 1979, which noted the following recommendations:

- The City of Rohnert Park municipal well system should continue to be used in conjunction with the water allotment from the SCWA. In determining the volume of ground water to be pumped in the future, the effect on ground water levels should be considered.
- The City of Rohnert Park municipal wells should be spaced no closer together than 1,214 feet.
- The program of collecting data from City of Rohnert Park municipal wells (static water level, pumping level, yield, total pumpage and specific capacity) should be continued. These data should be periodically evaluated to determine the size and position of the municipal wells' composite pumping depression.

The above recommendations have been followed.

In addition, a study by the State Department of Water Resources in conjunction with the Sonoma County Water Agency

and the City of Rohnert Park has been completed which developed a computer model of the ground water basin, entitled *Santa Rosa Plain Ground Water Model*, dated September, 1987. This computer model has been turned over to the Sonoma County Water Agency for use and updating as needed. Even though the model is not yet fully calibrated, it does accurately depict the Rohnert Park well field depression and shows an extensive ground water basin underlying the Santa Rosa plain.

The city water system has been developed in accordance with the *City of Rohnert Park Water System Analysis* report, prepared by Winzler & Kelly Consulting Engineers in 1980. The Analysis set forth a program which detailed needed capital improvements to provide for water supply and distribution for the then current and future needs of the city. This Analysis report has and continues to be a valuable tool for planning.

GROUND WATER SUPPLIES

Ground water supplies have been thoroughly monitored since 1976. In 1976, there were 11 operating wells in Rohnert

Park. In 1995, there were 37 operating wells. Ground water levels vary differently at each well site. The City has increased ground water withdrawals from 0.76 billions of gallons per year in 1976 to 2.93 billions of gallons per year in 1995. Ground water levels also have varied significantly depending upon rainwater levels. In general, during dry years, the water levels in Rohnert Park decline approximately three to four feet. On the other hand, during wet years (for instance, 1982), ground water recovered to 1976 levels. Ongoing monitoring of ground water levels indicate the ground water basin is capable of providing sustained and adequate water supplies for Rohnert Park.

At one time it was less expensive to pump water from wells than to purchase water from the SCWA. Due to increased energy costs, installation, and maintenance expenses, the cost to produce water from wells now equals the cost to purchase water from the SCWA. As a result of this economic change, the City has decided to use additional supplies of water from the SCWA in recent years. It is anticipated well water costs will continue to increase. Therefore, the financial incentive to use SCWA water rather than well water will

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grow more compelling in the future.

PROJECTED WATER USE AND SUPPLIES

The SCWA has conducted studies to determine the amount of water available from the Russian River for municipal purposes. This amount was determined assuming drought conditions, similar to those that occurred in 1977-78. Water needed for agricultural, wildlife and recreational purposes is reserved. Water is reserved to maintain a minimum flow in the Russian River. The Agency also took into account water withdrawn without water rights. The Agency determined there was an additional amount of water, not already allocated, that could be allotted to municipal users.

The SCWA has also studied pumping and pipeline capacities. It has been determined that the existing physical facilities need improvements in order to accommodate ultimate municipal water flows. Needed capital improvements and costs are being determined.

The SCWA serves a variety of municipalities in Sonoma and Marin counties. These entities include Santa Rosa, the Forestville area, Sonoma, the Valley of the Moon Water Dis-

trict, Rohnert Park, Cotati, Petaluma, the North Marin Municipal Water District, the Marin Municipal Water District and Sonoma County. These local governments and agencies currently are determining how the additional water available for municipal purposes will be divided among themselves. These determinations will set the maximum amount of water available to any one jurisdiction for the foreseeable future.

Population forecasts for the SCWA service area have been compared to available water supplies. It is projected there will not be sufficient water by the year 2017. It will take many years to develop any new major water supplies for the SCWA service area. For instance, it took 35 years to construct the Warm Springs Dam. Thus, the negotiations for water allocations will have major long term impacts.

The Sonoma County Board of Supervisors sit as the directors of the SCWA. They will make the final determination regarding water allocations. At present, staff level meetings have taken place.

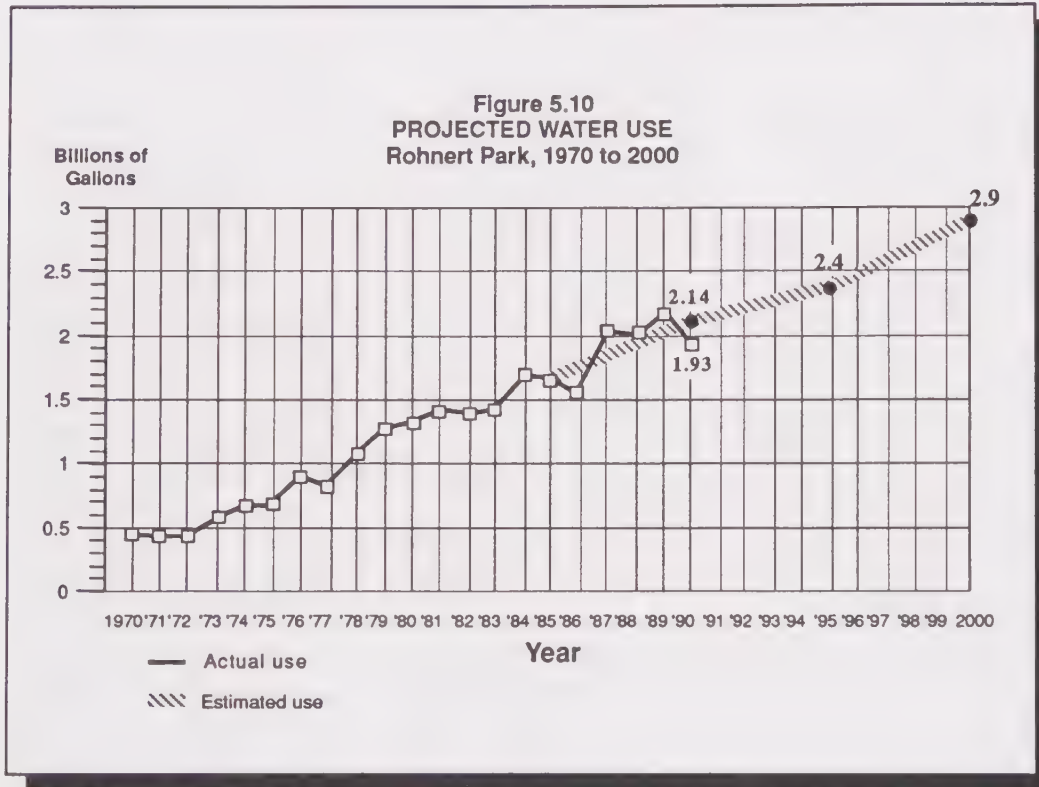
The SCWA has asked that water users submit future water use estimates based on the average day of the peak month rate (peak month, av-

erage day). The present SCWA allocation to Rohnert Park is one million gallons per day (mgd). The average annual water requirements for a population of 40,000 and land uses within the existing city limits is estimated to total 7.94 mgd or 2.9 billion gallons per year (see Fig. 5.9 and 5.10). This total does not include the water needs of Sonoma State University.

City of Rohnert Park staff has requested an allocation of 15 mgd peak month, average day rate. This will provide adequate water for the city and Sonoma State University (see Fig. 5.11). The estimate is based on the standard of 150 gallons per person per day (gpd) and assumes a maximum population of 40,000. The water needs estimate uses generally accepted standards for the demand for water based on acres of commercial and industrial land.

Sonoma State University has indicated an interest in obtaining water from the City of Rohnert Park. Their current water supply comes from wells but there exists a concern these wells may produce inadequate amounts of water. City staff estimates Sonoma State University will require 1.5 mgd during the foreseeable future. This number does not represent a request from Sonoma State University but rather City staff's best esti-

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mate of SSU water needs based on discussion with SSU staff. As SSU solidifies its development plans, the required water may increase or decrease.

The total average daily water need was estimated at 9.44 mgd. This estimate needs to be converted into peak month/average day water need which is the basis for SCWA water allocation. This is accomplished by multiplying the average daily water need by 1.6. Thus, the peak month/average day water need is estimated to total 15.10 mgd. City staff rounded this down to 15 mgd when making

its request to the SCWA.

The city's water needs could thus be met from the SCWA aqueduct. This will allow the city wells to operate for daily and hourly peaking and as a backup reserve for SCWA in the event of a drought. It will enable the city to reduce its reliance upon ground water and prevent depletion of this valuable natural resource. Ground water would be available for emergency use during drought periods which would enable the SCWA to maintain flows in the Russian River.

This will probably be the last

opportunity to secure water supply for the Rohnert Park area during the foreseeable future. Obtaining additional water supplies will preserve the options of the next generation.

WATER SYSTEM IMPROVEMENTS

Planned improvements to the water system include additional connections to the SCWA aqueduct, east/west connector mains, storage tanks, and water wells (see Fig. 5.12). Such improvements will help maintain

minimum water service pressures above 30 pounds per square inch.

5.6 - WASTEWATER

CURRENT WASTEWATER FLOWS AND TREATMENT

Wastewater from the Rohnert Park area is treated and disposed of by the City of Santa Rosa Subregional Sewerage System. The City has a contract with the City of Santa Rosa for this service. Delivery to the subregional system is made through a 24-inch interceptor sewer main extending westward from the Rohnert Park Wastewater Pump Station along the north banks of Hinebaugh Creek and the Laguna de Santa Rosa (see Fig. 5.13).

The City is presently modifying the wastewater pump station and interceptor sewer main to provide for adequate wet weather pumping capacity and converting the gravity main to a pressure main to handle anticipated wet weather flow.

In addition to wastewater from Rohnert Park, the City accepts and transports wastewater from the City of Cotati and Sonoma State University.

As development has occurred, wastewater flows have

increased. The average dry weather flow has increased from 2.15 million gallons per day (MGD) in 1980 to 3.71 MGD in 1995 (see Fig. 5.14). During any given year, the highest wastewater flows occur during the winter and spring months (see Fig. 5.15).

WASTEWATER TREATMENT CAPACITY

The Rohnert Park/Cotati/SSU area's annual total wastewater volume treated by the Santa Rosa subregional sewerage system is expected to increase from 1.2 billion gallons in 1988 to 1.5 billion gallons in 1995. Wastewater treatment capacity is expressed in terms of average daily dry weather flow.

In 1992, the City allocated the last remaining wastewater treatment capacity available according to current discharge rates and Rohnert Park's treatment allocations.

The City of Santa Rosa, which operates the Subregional Sewerage System, obtained a National Pollution Discharge Elimination System (NPDES) permit to discharge treated wastewater into the Russian River. The permit was issued by the state Regional Water Quality Control Board

(RWQCB).

The water quality of the Russian River is of great importance in that it is a major California natural and recreational resource. Therefore, the RWQCB has required that the effluent from the Subregional Sewerage System meet tertiary treatment standards. The treated wastewater can be safely reused in a variety of ways including the irrigation of agricultural land, golf courses and landscaped areas.

In order to maintain high quality treated wastewater levels, the RWQCB has set the amount of wastewater that can be treated and discharged to the Russian River by the Subregional Sewerage System. The volume of the plant is 18 million gallons per day (mgd).

The 18 mgd wastewater treatment capacity is allocated among the various entities that rely on the Subregional Sewerage System to treat their wastewater. Rohnert Park's allocation is 3.12 mgd.

In 1992, the City initiated a program to reduce wastewater flows from existing residential units. Specifically, toilets and showers will be retrofitted with devices that reduce wastewater flows. Depending upon resulting reductions in wastewater flows, there will be added treatment capacity available for new construction.

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**Figure 5.10
Water Production Report
Rohnert Park, 1994**

(1000 gallons)

MONTH	WELLS	SCWA	TOTAL
January	99,330	43,148.5	142,478.5
February	88,590	37,934.6	124,564.6
March	106,130	53,100.1	164,230.1
April	141,890	48,109.0	189,999.0
May	135,971	77,994.8	213,965.8
June	137,940	130,943.5	268,883.5
July	153,040	103,844.1	256,884.1
August	186,632	115,311.4	301,943.4
September	164,304	94,670.9	258,974.9
October	155,537	63,707.9	219,244.9
November	141,670	48,058.1	189,728.1
December	73,670	37,534.3	117,204.3
TOTAL	1,588,664	859,357.1	2,448,061.1

$$\text{Per capita Water Use for 1994} = \frac{2,448,061.1 \text{ gal}}{39,259 \text{ person} \times 365 \text{ days}} = 171 \text{ gal/person/day}$$

$$\text{Average Daily Water Use for 1994} = \frac{2,448,061.1 \text{ gal}}{365 \text{ days} \times 1,000,000} = 6.71 \text{ million gal/day}$$

Also in 1992, the State Department of Health issued new regulations that could allow a larger release of highly treated wastewater into the Russian River. Actual amounts will be determined on a case by case basis. Depending upon final decisions, the subregional sewage system may shortly be able to

treat greater volumes of wastewater and accept more wastewater from Rohnert Park.

WASTEWATER TREATMENT PLANT EXPANSION

The City of Santa Rosa has ini-

tiated planning for expansion of the system. The goal is to provide treatment capacity adequate to meet the needs of the service area for the next 10 to 20 years. The expansion planning process has commenced. The Subregional Sewerage System expansion is thus expected to be complete by the end of 1999.

The participating entities would receive increases in their wastewater treatment allocations proportional to their existing capacity.

It is anticipated wastewater treatment capacity for Rohnert Park area will increase from 3.216 mgd to 4.024 mgd with the treatment plant expansion. This increased treatment capacity would double the allocation of SSU. These anticipated increases are based on a total wastewater treatment capacity of the Subregional Sewerage System of 22 mgd.

USE OF TREATED WASTEWATER

The City of Santa Rosa Subregional Sewerage System operates a tertiary treatment plant that produces effluent of exceptional quality. Treated wastewater is reclaimed and used for irrigation of farmlands and other lands in the Santa Rosa plane area, includ-

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Figure 5.11

ESTIMATED WATER NEEDS Rohnert Park and Sonoma State University

Type of Need	Calculation	Water Need
Residential	40,000 persons x 150 gpd	6.00 mgd
Commercial	247 acres x 2,000 gpd	0.49 mgd
Industrial	200 acres x 7,000 gpd	1.40 mgd
Other Municipal	60 acres x 1,000 gpd	<u>0.05 mgd</u>
Subtotal: Rohnert Park Average Daily		7.94 mgd
Sonoma State	—	1.50 mgd
Average Daily		9.44 mgd
Peak month/average day = 9.44 mgd x 1.6		15.10 mgd

ing in Rohnert Park the two 18-hole municipal golf courses, city parks, schools, SSU, and other large turf areas. Approximately three million gallons per day of reclaimed treated wastewater are utilized in Rohnert Park. This represents approximately 75 percent of the average daily wastewater flow from the City of Rohnert Park. Wastewater reclamation has proven to be a vital link in the wastewater treatment system and helps conserve water, a limited natural resource.

There also exist many sites east of Rohnert Park that are suitable for treated wastewater

irrigation including the farm lands along Petaluma Hill Road.

WASTEWATER PUMPING

The Rohnert Park Wastewater Pump Station improvements were completed in September 1995 which provided the following capabilities:

- An energy efficient pump station west of and near the existing pump station with a peak wet weather capacity of 13.0 mgd. for pumping to the Santa Rosa Sub-regional Sewerage System.
- Maintains the existing 13 mgd peak wet weather pumping station for pumping excess wastewater to temporary short term storage ponds.
- Pressurized existing pipeline to Santa Rosa Sub-regional Sewerage System with 13 mgd capacity.
- Installed an overflow intertie pipeline between the new pump station wet well and the existing pump station wet well.
- Installed a sewage grinder

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at the entrance to the new pump station wet well.

- Installed an additional emergency generator for new pumping station.
- Relocated the existing flow meter on the existing pump discharge line. Provided new magnetic flow meter on the interceptor discharge line.
- Removed the following existing equipment/structures:
 - Digester and appurtenant equipment
 - Clarifier
 - Diversion structure and primary and
 - Sludge drying beds
- Filled in lower area of the sedimentation basin to provide positive draining to ponds. Removed miscellaneous piping.
- Raised the levees on Storage Ponds 1 and 2 to match the elevation of Storage Pond 3 to provide additional storage.
- Modified the existing interceptor pipeline by eliminating the existing manholes to enable pressure flow.

The improved pump station has sufficient capacity to pump anticipated wastewater flows from Rohnert Park, Cotati, and SSU. As discussed earlier, the average daily dry weather wastewater flows from the Rohnert Park area will be 4.805 mgd when the Subregional Wastewater Treatment plant expansion is completed to 22 mgd. Beyond that, Cotati has indicated that it will eventually have an average daily dry weather wastewater flow of 1.00 mgd. SSU may eventually have a flow of 0.50 mgd given possible expansion plans. With a population of 40,000 in Rohnert Park, the City will generate a wastewater flow of approximately 4.0 mgd ($40,000 \times 100 \text{ gal/person/day}$). The total average dry weather wastewater flows from the Rohnert Park area thus is expected to total 5.5 mgd.

The pumping capacity must be greater than the average dry weather flow and must be sufficient to pump peak wet weather wastewater flows. Given the environmental damage that would result should the pump station prove insufficient just once, an extra safety margin of 0.5 mgd should also be provided, bringing the total pumping capacity to 6.0 mgd. The average daily peak wet weather flow is 145 percent of

the average dry weather flow or approximately 8.7 mgd (see Fig. 5.15). Wastewater flows vary from hour to hour during any given day. The pumping station must be of sufficient size to handle the peak hour during the day of highest wastewater flow. The generally accepted engineering standard is three times the average daily peak wet weather flow, approximately 26 mgd ($6.0 \times 1.45 \times 3 = 26.1 \text{ mgd}$) (See Fig. 5.17).

The City of Cotati has recently become a full member of the Santa Rosa Subregional and as such have received a wastewater capacity allocation of 0.624 mgd taken from the Rohnert Park area capacity of 3.840 mgd leaving a balance for Rohnert Park and SSU of 3.216 mgd. Cotati is currently out to bid for the installation of their own interceptor pipeline to the Santa Rosa Llano Treatment Plant along the Laguna de Santa Rosa. However, in the meantime Cotati will continue sending its wastewater flow through the City of Rohnert Park system.

WASTEWATER COLLECTION SYSTEM

The Wastewater Collection System has been designed and sized to serve the area within the existing city limits. Waste-

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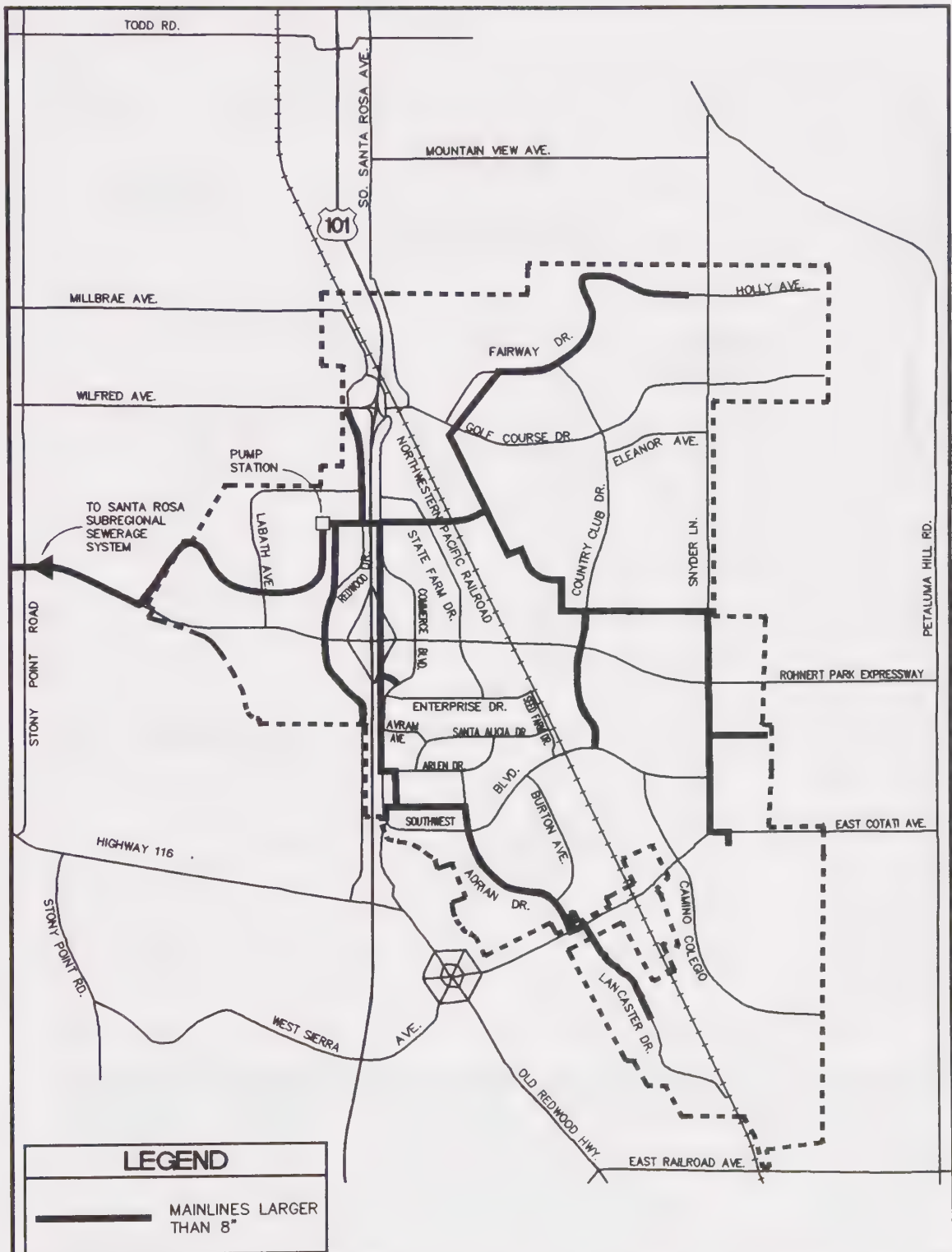


Fig. 5.12

**WASTEWATER SYSTEM
ROHNERT PARK, 1995**



CONSERVATION

Figure 5.13

WASTEWATER FLOWS Rohnert Park Area,* 1980 to 1994

Year	Average Dry Weather Flow (MGD)	Average Daily Flow (MGD)	Peak Day Wet Weather Flow Amount (MGD)	Date
1980	2.15	2.40	6.08	2/18/80
1981	2.33	2.70	3.54	3/26/81
1982	2.55	3.09	4.96	11/29/82
1983	2.61	3.55	9.55	3/5/83
1984	2.57	2.88	4.72	1/2/84
1985	2.83	3.06	4.79	11/27/85
1986	3.00	3.78	9.44	2/24/86
1987	3.13	3.35	6.28	2/7/87
1988	3.17	3.40	6.81	1/8/88
1989	3.29	3.36	6.96	1/19/89
1990	3.50	3.79	8.24	1/13/90
1991	3.71	3.63	6.34	3/1/91
1992	3.55	3.86	6.06	2/21/92
1993	3.98	4.08	6.83	2/25/93
1994	3.51	4.07	6.03	2/21/94

*Includes Cotati and Sonoma State University

water collection mains will either have to be replaced by larger mainlines or new mainlines will have to be installed if and when new development takes place east of the city limits. Substantial increases in

wastewater flows from Sonoma State University would necessitate wastewater collection system improvements. Mainlines may not be sufficient to accommodate wastewater flows from Canon Manor should a collec-

tion system be installed in this existing subdivision outside the city limits.

Wastewater collection mains are generally sufficient to serve the areas west of the railroad. This area includes land where

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Figure 5.14
TYPICAL SEASONAL
WASTEWATER FLOW BY MONTH

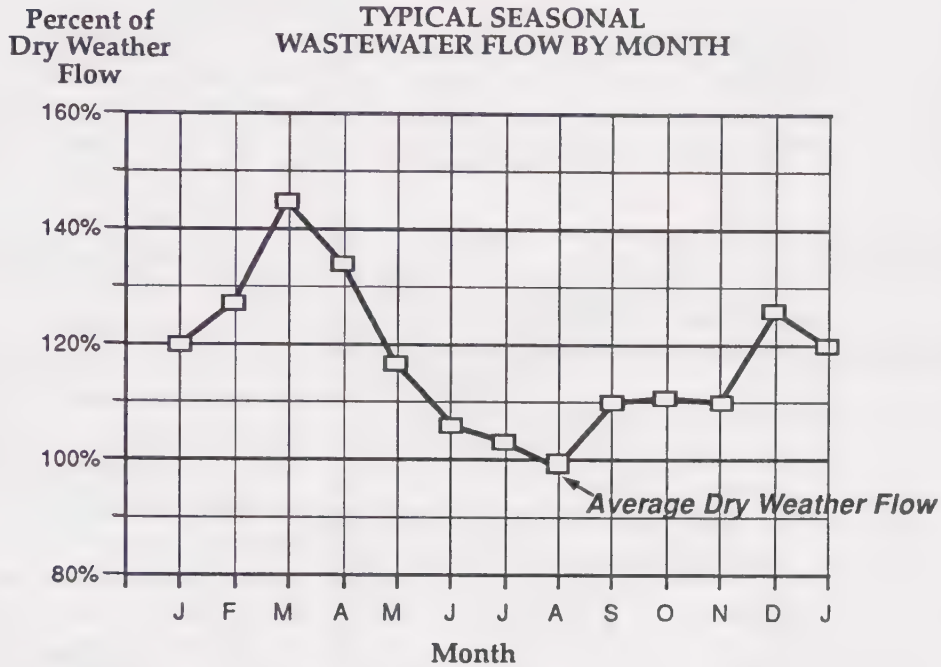


Figure 5.15

AVERAGE DAILY DRY WEATHER WASTEWATER FLOW AND CAPACITY Rohnert Park Area, 1991 and 1995

Rohnert Park Area Users	Actual Flow 1989	Capacity 1991*	Projected Requested Flow 1995	Capacity 1999
Rohnert Park	2.79 mgd	3.116 mgd	3.120 mgd	3.824 mgd
Cotati	0.600 mgd	0.624 mgd	0.620 mgd	0.781 mgd
Sonoma State	0.120 mgd	0.100 mgd	0.100 mgd	0.200 mgd
TOTAL	3.71 mgd	3.84 mgd	3.84 mgd	4.805 mgd

* Based on 18 mgd treatment plant capacity

** Based on 22 mgd treatment plant capacity

Figure 5.16

WASTEWATER PUMPING CAPACITY

Rohnert Park 40,000 X 100	4.0 mgd
Cotati	1.0 mgd
Sonoma State University	0.5 mgd
Safety	0.5 mgd
Average Daily Dry Weather Total	6.0 mgd
Average Daily Peak Wet Weather	$6 \times 1.45 = 8.7 \text{ mgd}$
Average Hourly Peak Wet Weather	$8.7 \times 3 = 26.1 \text{ mgd}$

commercial and industrial development is anticipated. Any additional lands annexed would require upsizing or installing larger or an additional trunkline.

5.7 - AIR QUALITY

Rohnert Park is located in the northern region of the San Francisco Bay Area air basin. Regional air quality is managed by the Bay Area Air Quality Management District (BAAQMD).

The air quality monitoring stations nearest to Rohnert Park are located in Santa Rosa, Sonoma and San Rafael. Relatively few days of polluted air during the year were registered at these monitoring stations and improvements in air quality have been documented during the past 15 years.

Since Rohnert Park is located in a valley, there exists a risk

of a temperature inversion preventing the dispersal of pollutants.

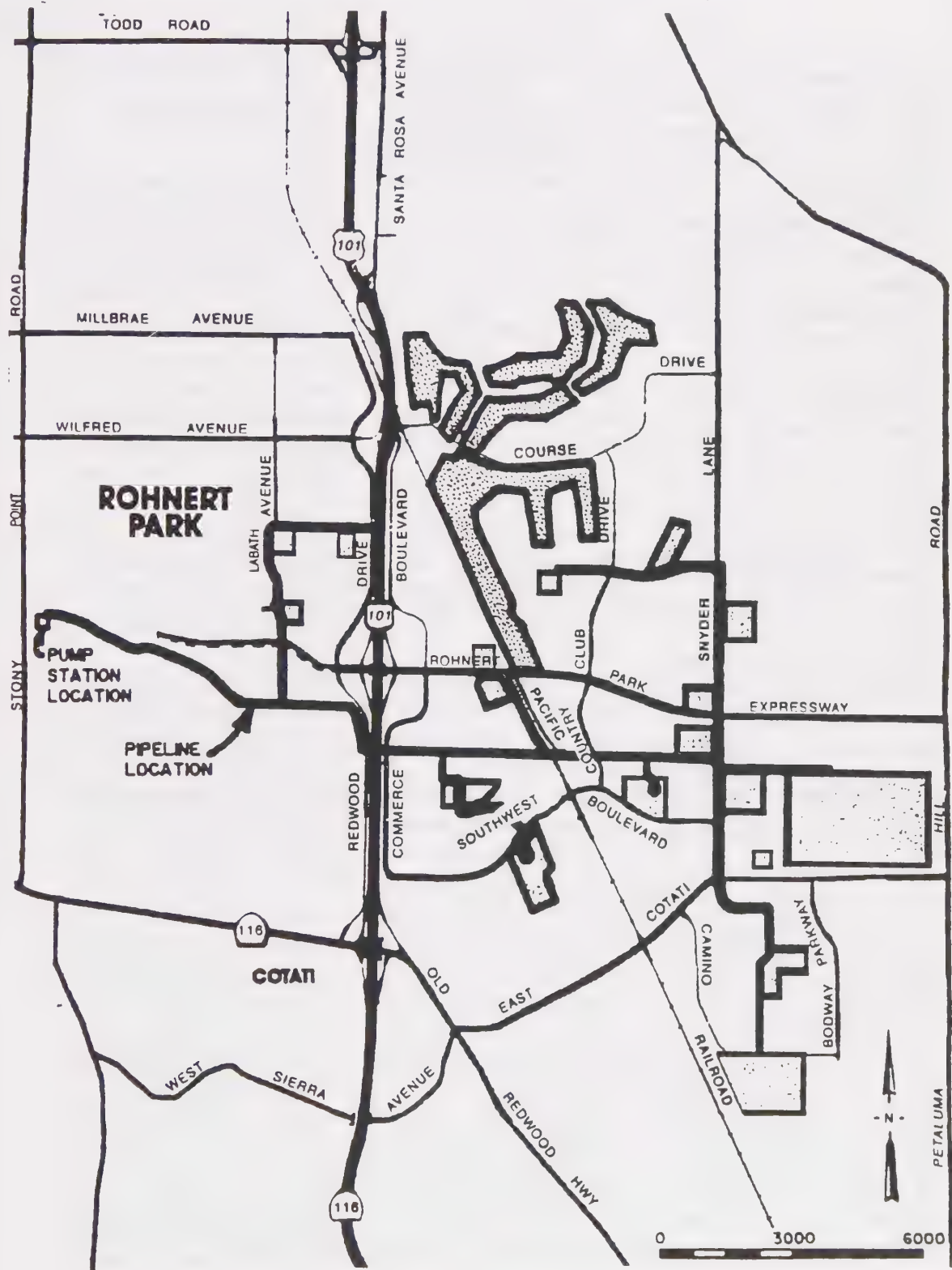
The State of California and the Federal Government have established air quality standards that apply to Rohnert Park. The Bay Area Air Quality Plan seeks to control sources of air pollution in order to meet these standards. In order to comply with this plan, Rohnert Park should not allow development which individually, or in combination with other developments, results in violations of ambient air quality standards, generates significant amounts of air pollutants, and/or conflicts with control measures in the Air Quality Plan.

Automobiles are the predominant source of air pollution in Rohnert Park (see Fig. 5.18). Most carbon monoxide (CO) in Rohnert Park originates from motor vehicle exhaust. If any locations in Rohnert Park

will be subject to future CO increases approaching the ambient air quality standards, they would be those in proximity to high volumes of slowly moving vehicles. Proximity can be equated to a distance of 25 meters (82 feet) from the curb. The following locations currently have high traffic volumes: Commerce Boulevard from the Rohnert Park Expressway to Old Redwood Highway; the Rohnert Park Expressway from Redwood Drive to Country Club Drive; the intersection of Snyder Lane and the Rohnert Park Expressway and; Southwest Boulevard east of Country Club Drive. These streets have the greatest potential for low speeds and congestion during peak traffic hours. Therefore, these streets can be considered as candidates for air quality analyses to be performed on future projects pursuant to the CEQA process.

Reducing the reliance on automobiles will minimize air pollution in the city. The emphasis on developing alternative transportation systems listed in Chapter 3, Circulation, are in part, designed to reduce air pollution levels. Of particular importance are proposals designed to expand the bicycle route system in Rohnert Park and encourage the use of bi-

CONSERVATION



CONSERVATION

cycles, development of a rail transit system on the North-western Pacific railroad and encouraging use of bus transportation systems.

Proposals designed to assure adequate levels of service on thoroughfares will limit automobile idling times and reduce pollution levels also.

Many homes in Rohnert Park are equipped with fireplaces. These fireplaces are often ill suited to efficient wood burning and consequently add particulates and other pollutants to the air (see Fig. 5.19). Carbon monoxide and particulate emissions from wood burning is currently being researched by the BAAQMD. Current preliminary estimates indicate the residents of the City of Rohnert Park burn wood both for heating and recreational fires in the home and emissions from woodburning stoves and fireplaces are generally small compared to those from automobile and other sources. It is notable of all emissions from woodburning, particulate emissions are the only emissions comparable in magnitude to those of vehicular traffic. Pollution from wood burning becomes particularly noticeable during temperature inversions. Wood burning should be encouraged only in stoves and fireplaces designed to minimize air pollutants.

5.8 - ENERGY CONSERVATION

Rohnert Park is blessed with a mild winter and summer climate. Most buildings in the city do not have air conditioning. Winter temperatures seldom dip below freezing. Nevertheless, most buildings in Rohnert Park are well insulated compared to California standards since they were built after the energy crises of the seventies. Buildings constructed between 1958 and 1975 probably need to be insulated to improve their energy efficiency.

The City has gained important energy savings from the installation of solar energy devices. City pools are heated by solar heaters and the city covers pools when not in use.

Another energy conservation strategy could be wood burning. While many homes are equipped with fireplaces, they are frequently ill suited to efficiently heat homes. Wood burning should only be encouraged in stoves and fireplaces designed to efficiently heat buildings.

Wind speeds are seldom sufficient to generate enough energy to justify the cost of installing wind energy devices.

5.9 - VEGETATION AND WILDLIFE

Almost the entire area within the existing city limits is developed. Private and public property has been extensively landscaped. Most of the species used for landscaping are not native to the area with some notable exceptions. Coast redwoods have been planted widely within the city and specifically along the Rohnert Park Expressway where they have grown into a prominent visual community resource. California sycamores and valley oaks are also important landscape species.

One of the distinguishing characteristics of Rohnert Park is the extensive landscaping. Landscaped public areas include parks, golf courses, public buildings, and along major streets and arterials. The areas east of U.S. Highway 101 are graced with more extensive landscaping than the commercial and industrial areas west of U.S. Highway 101. There exist isolated locations throughout the city in need of additional tree and shrub planting.

Most of the land in the planning area, outside the city limits, is used for grazing and related agricultural uses. Regular grazing has limited the growth

CONSERVATION

Figure 5.17

COMPARISON OF VEHICLE AIR POLLUTANT EMISSIONS* Rohnert Park, 1992 to Build-out

<u>Scenario</u>	<u>CO</u>	<u>HC</u>	<u>NOx</u>	<u>SOx</u>	<u>PM10</u>
Existing Setting					
VTD: 143,250 miles**	18.9	2.0	1.7	0.2	0.2
Average Speed: 25 mph					
Year: 1992					
Buildout of Proposed General Plan					
VTD: 155,300 miles**	12.8	1.1	1.4	0.1	0.1
Average Speed: 25 mph					
Year: 2005					

* In tons per day based on EMFAC7D emission factors (California Air Resources Board (CARB), 1990).

** Does not include noncommute trips to commercial facilities from origins outside of Rohnert Park City limits. Exclusion of these trips does not affect the decrease of pollutant emissions with time as shown above.

CO	-	carbon monoxide	SOx	-	sulphur oxides
HC	-	hydrocarbons	PM10	-	ten micron particulates
NOx	-	nitrogen oxides	VTD	-	vehicle trips per day

Source: BAAQMD, 1985; CARB, 1990; Earth Metrics Incorporated, 1992.

Figure 5.18

SUMMARY OF EMISSIONS DUE TO RESIDENTIAL WOODBURNING* Rohnert Park, 1992 to 2005

<u>Scenario</u>	<u>CO</u>	<u>HC</u>	<u>NOx</u>	<u>SOx</u>	<u>PM10</u>
Existing Conditions					
14,325 housing units	1.27	0.12	0.02	0.01	0.30
Buildout of Proposed General Plan					
15,530 housing units	1.38	0.13	0.02	0.01	0.33

*In tons per day

CO	-	carbon monoxide	SOx	-	sulphur oxides
HC	-	hydrocarbons	PM10	-	ten micron particulates
NOx	-	nitrogen oxides	VMT	-	daily vehicle miles traveled

Source: Rothenburg, 1989; Earth Metrics Incorporated, 1992.

of native plants and introduced annual grasses tend to dominate.

Vegetation along waterways, which have almost all been channelized, is limited to grass and sedge species and introduced landscape species within the city limits. One exception is the Laguna de Santa Rosa on the southwest border of the city which contains thicker native riparian vegetation including various willow and alder trees. Outside the city in the planning area, native vegetation found along waterways include California blackberry, wild grape, wild rose and non-native species such as fennel and hemlock.

Native tree species preferably used in landscaping include valley oaks, coast live oaks, interior live oaks, coast redwoods (which have been used with great success along the Rohnert Park Expressway), California buckeye, California bay laurel and toyon, among others. Native willow species should be planted along drainage courses within the city along with appropriate understory vegetation to be approved by the Sonoma County Water Agency. By using native species in development, the City will improve the natural, visual and cultural environment of Rohnert Park and help reestab-

lish populations of valley oaks in the Santa Rosa Plain.

Wildlife is limited within Rohnert Park by the alteration of natural habitats. Small mammals and a variety of bird species are commonly found in Rohnert Park. The golf courses and golf course ponds have attracted populations of ducks and other waterfowl.

Wildlife is more plentiful in the agricultural areas immediately outside the city limits. Wildlife is particularly concentrated along waterways. The waterways that traverse the city may serve as wildlife corridors connecting agricultural areas east and west of the city.

Waterways are perhaps the local resource most in danger of contamination from hazardous materials. The illegal disposal of substances such as motor oil in storm drains could contaminate drainage ways and streams. The Public Safety Department maintains a four-member hazardous materials team which investigates illegal disposal of hazardous materials. Individuals that illegally dispose of hazardous materials must pay for the cost of cleaning up the spill. Another concern is the inordinate use of herbicides and pesticides.

5.10 - OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS AND IMPLEMENTATION MEASURES

OBJECTIVES

1. Obtain additional water supply so as to assure at least 2.4 billion gallons in 1995 and 2.9 billion gallons in 2000 without having to pump additional amounts of well water.

2. Encourage water conservation, where applicable, so as to reduce water use by approximately 10 percent by the year 1995.

3. Protect the water resources necessary for the health of the area's residents and insure drinking water for residents of Rohnert Park continues to meet or exceed accepted water quality standards.

4. Maintain the Rohnert Park water distribution system at current performance levels.

5. Minimize the deterioration of water quality that results from

C O N S E R V A T I O N

erosion, sedimentation and the dumping of debris and refuse.

6.

By the end of 1999, develop capacity to treat at least 3.55 mgd of wastewater from Rohnert Park, exclusive of the City of Cotati and Sonoma State University.

7.

Continue efforts to plant trees throughout the community.

8.

Maintain air quality as necessary for the health and comfort of the area's residents.

9.

Divert from landfill disposal, 25 percent of solid waste produced in Rohnert Park by 1995 and 50 percent of solid waste produced in Rohnert Park by 2000.

PRINCIPLES

1.

Anticipate new or peak demand for water and develop adequate supplies far in advance of potential need because of the long time frames needed to develop new sources of water.

2.

Protect areas that are critical to the maintenance of water quality, including critical groundwa-

ter recharge areas.

3.

Watershed lands shall be protected and any development of watershed areas shall retain as much natural vegetation as is feasible.

4.

Minimize the potential of toxic substance contamination.

5.

Reduce the amount of sediment entering waterways in Rohnert Park.

6.

When feasible, native species will be used in the landscaping of new development.

7.

Encourage opportunities to recycle and compost solid waste.

POLICIES

1.

Carry out capital improvement projects that will enhance the efficiency of the water supply system and insure adequate supplies for the future.

2.

To help preserve water supplies, treated wastewater shall be used, where economically feasible, for irrigation of golf

courses, parks, landscaped areas, agricultural lands and similar areas.

3.

Expand, wherever possible, the use of treated wastewater for irrigation purposes.

4.

Developers shall be required to provide adequate drainage and erosion control during construction.

5.

Require a hydrologic analysis of runoff and drainage from new development.

6.

Waterways shall be used to provide natural open space and recreation.

7.

Manage waterways to ensure compatibility between wildlife, plant restoration, recreation, flood protection, and land use.

8.

Use native vegetation in planned green belts, open space, and natural areas wherever possible.

STANDARDS

1.

Where feasible, waterways shall not be concrete lined.

CONSERVATION

IMPLEMENTATION MEASURES

1. Coordinate with the Sonoma County Water Agency and the State on water-related activities.
2. Continue to seek approval for a water allocation from the Sonoma County Water Agency of 15 mgd average day peak month rate of flow.
3. Construct additional Sonoma County Water Agency aqueduct connections.
4. Extend a pipeline generally along Copeland Creek to transport treated wastewater landscaped areas such as the U.S. 101/Rohnert Park Expressway interchange area, school grounds, privately owned parcels and SSU.
5. Continue to participate in the water conservation program and plan of the Sonoma County Water Agency.
6. Construct additional water storage facilities as needed.
7. Stabilize the banks of waterways as necessary.
8. Prohibit and abate the dumping of debris and refuse in and near waterways.
9. Continue to enforce Chapter 70 of the Uniform Building Code to prevent erosion and sedimentation.
10. Minimize sediment and pollutant loadings from storm water runoff through maintenance practices including street sweeping, catch basin cleaning and pavement repair which should be implemented regularly, particularly during the winter rainy season.
11. Establish vegetation along waterways.
12. Off road vehicles shall be prohibited in areas where destruction or reduction of valuable habitat could result.
13. Require applicants for building permits to provide recommendations for site preparation and grading and foundation and paving design in accordance with site specific soil conditions.
14. Continue to participate in the planning, financing and construction of wastewater treatment capacity expansions of the Santa Rosa Subregional Sewerage System.
15. Complete the wastewater pump station improvements and any additional improvements identified by the City Engineer.
16. Increase the amount of treated wastewater used to irrigate public lands in Rohnert Park.
17. Plant trees in public areas throughout the city.
18. Encourage planting of trees on private property through a continued variety of planting programs.
19. Expand the curbside recycling program, established in 1989, to sites and areas not included in the original program.

CONSERVATION

20.

Encourage source separation programs for solid waste materials.

21.

Require retail centers and multi-family residential developments to provide on site drop off areas for recycling and coordinate these efforts with the City's refuse disposal contractor or other recycling services to insure regular pickup.



OPEN SPACE



CHAPTER 6 OPEN SPACE

GOALS

- Maintain and increase open space land within the city limits for the enjoyment of scenic beauty, recreation and natural resources of the community.
- Discourage non-contiguous development patterns which unnecessarily increase the costs of providing community services.
- Create an awareness that open space land is a limited and valuable resource which must be conserved wherever possible.
- Preserve archaeological and cultural resources that are important to the cultural and historic identity of the community of Rohnert Park.

6.1 - INTRODUCTION

Generally, State Government Code Section 65560(b) defines "open space land" as any parcel or area of land or water which is essentially unimproved and devoted to an open space use

for the purposes of: (1) preservation of natural resources; (2) managed production of resources; (3) outdoor recreation; and (4) public health and safety. Open space land can be public parks, lakes, golf courses and landscaped setbacks adjacent to streets and cemeteries.

This chapter proposes a network of open spaces to provide relief from urbanization, access to natural areas, and the ability to travel along open space corridors to reach destinations throughout the city. The network is created by fitting together components in a continuous series so that even if all the open spaces do not physically touch, they bear a positive and direct relation to each other.

Since its founding in the late '50s, Rohnert Park has had a predominantly rural setting. With the exception of the City of Cotati to the south, the areas around Rohnert Park are agricultural and rural residential. Most of the areas planned for development within the city have been developed or are in the process of developing and have the necessary infrastructure for development. As one leaves the city to the east or west, one gets a sense of a rural setting. This will continue to be the case for many years

as long as the city continues to grow and develop in an orderly manner.

In its 1990 General Plan, the City Council included the objective: "By 1995, establish a plan for acquisition of large parcels of land and/or development rights beyond the city limits so as to create a permanent open space border around the city." The Plan also specified that a citizen's General Plan committee will prepare a plan to create such a border within the context of a thorough General Plan update process. In 1992, the City Council formed a citizen's General Plan committee and directed it, as part of a General Plan Update, to prepare open space recommendations. This element thus proposes mechanisms whereby an open space border may be established.

6.2 - COMMUNITY SEPARATORS

Sonoma County has designated community separators in its General Plan adopted in 1989 (see Fig. 6.1). These are areas targeted for open space preservation. The area between Rohnert Park/Cotati, Penngrove and Petaluma is designated as a community separator in the Sonoma

OPEN SPACE

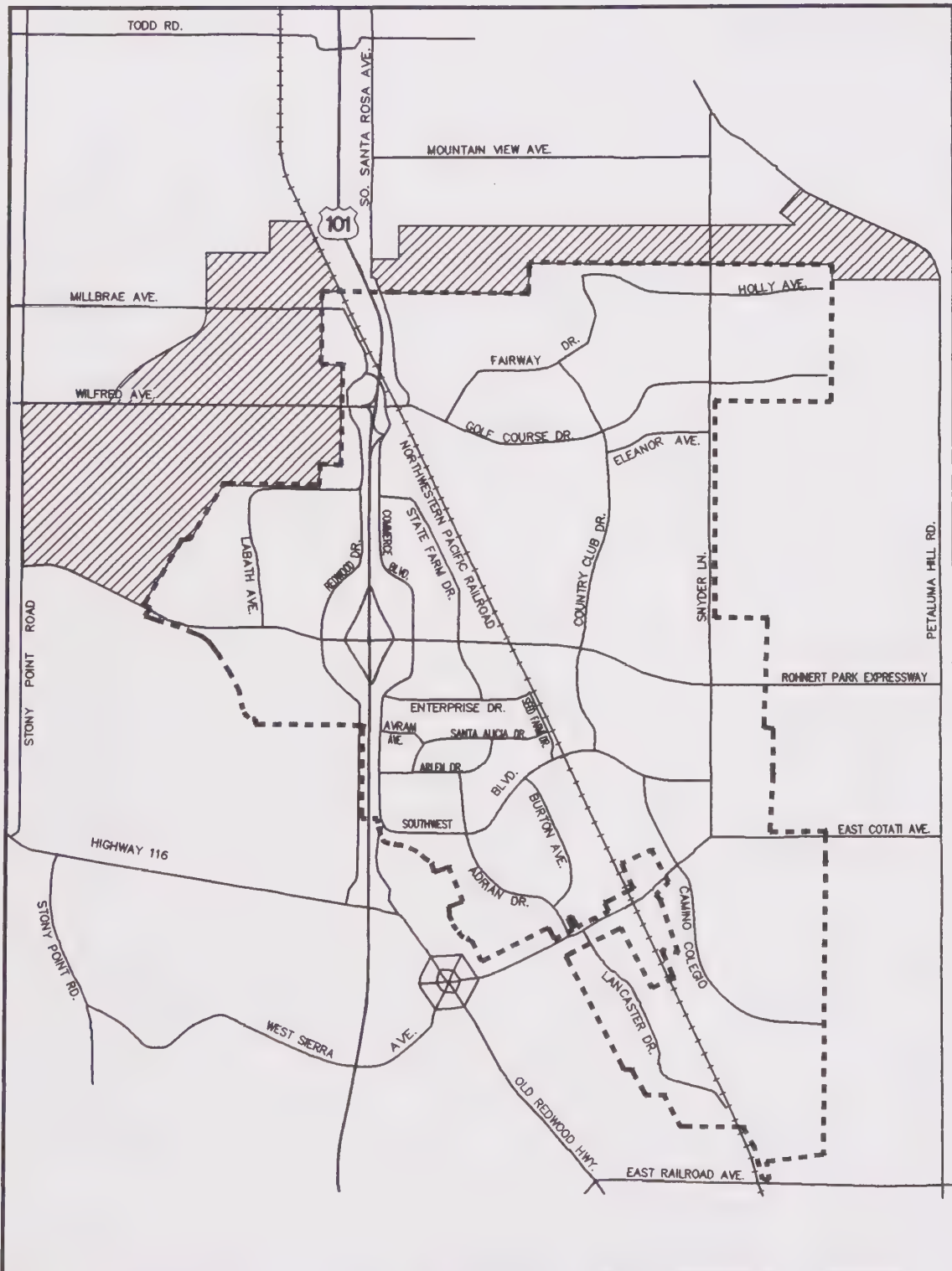


Fig. 6.1

COMMUNITY SEPARATORS
SONOMA COUNTY GENERAL PLAN, 1995



County General Plan. The area between Rohnert Park and Santa Rosa and the area west of Rohnert Park is designated as a community separator in the Sonoma County General Plan. The area east of Petaluma Hill Road, east of the city limits is designated as a scenic landscape unit on the Sonoma County General Plan.

The local Agency Formation Commission (LAFCO) has adopted a policy whereby it will not approve annexation of land located in a community separator.

6.3 - SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

In 1990, the voters of Sonoma County approved a one-fourth cent sales tax for preservation of agricultural lands and open space. The ballot measure also created the Sonoma County Agricultural Preservation and Open Space District for administration of these funds. The District also has authority to accept donations. The District has instituted

a process for identifying lands targeted for preservation. The District held public hearings in Sonoma County including one in Rohnert Park. Preservation of lands identified as community separators in the Sonoma County General Plan was identified as a primary goal of the District.

6.4 - WILLIAMSON ACT LANDS

The Williamson Act was enacted in 1965. The purpose was to preserve agricultural land. Property owners enter into a contract whereby a parcel is taxed in accord with its value as agricultural land in exchange for a commitment by the owner to maintain its agricultural use for a specified time period.

Three areas generally between the eastern city limits and Petaluma Hill Road are subject to Williamson Act contracts (see Fig. 6.2). Additional areas east of Petaluma Hill Road, outside the planning area, are subject to Williamson Act contracts.

The Williamson Act is administered by Sonoma County for parcels located outside the city limits. If Rohnert Park received approval from the Local Agency Formation Commission

(LAFCO) to annex a Williamson Act parcel, the City would become the administering agency.

The owner of a Williamson Act parcel may opt out of the contract. The owner may issue an intent not to renew and then wait 10 years. The administering body may also cancel a Williamson Act contract but the administering body must make stringent findings.

6.5 - ARCHAEOLOGICAL AND CULTURAL RESOURCES

While Rohnert Park was founded in 1956 and incorporated in 1962, archaeological and historical resources may be present within the city limits. Prehistoric and archaeological sites have been identified within and around the planning area.

The City of Rohnert Park is located in an area which, prior to Euro-American contact, was inhabited by the Coast Miwok Indians and the Southern Pomo Indians. These two groups occupied areas along water courses and at the base of foothills. For this reason archaeological sites are commonly found along water courses, at the base of foothills, and in areas where there is a blend of plant communities.

OPEN SPACE

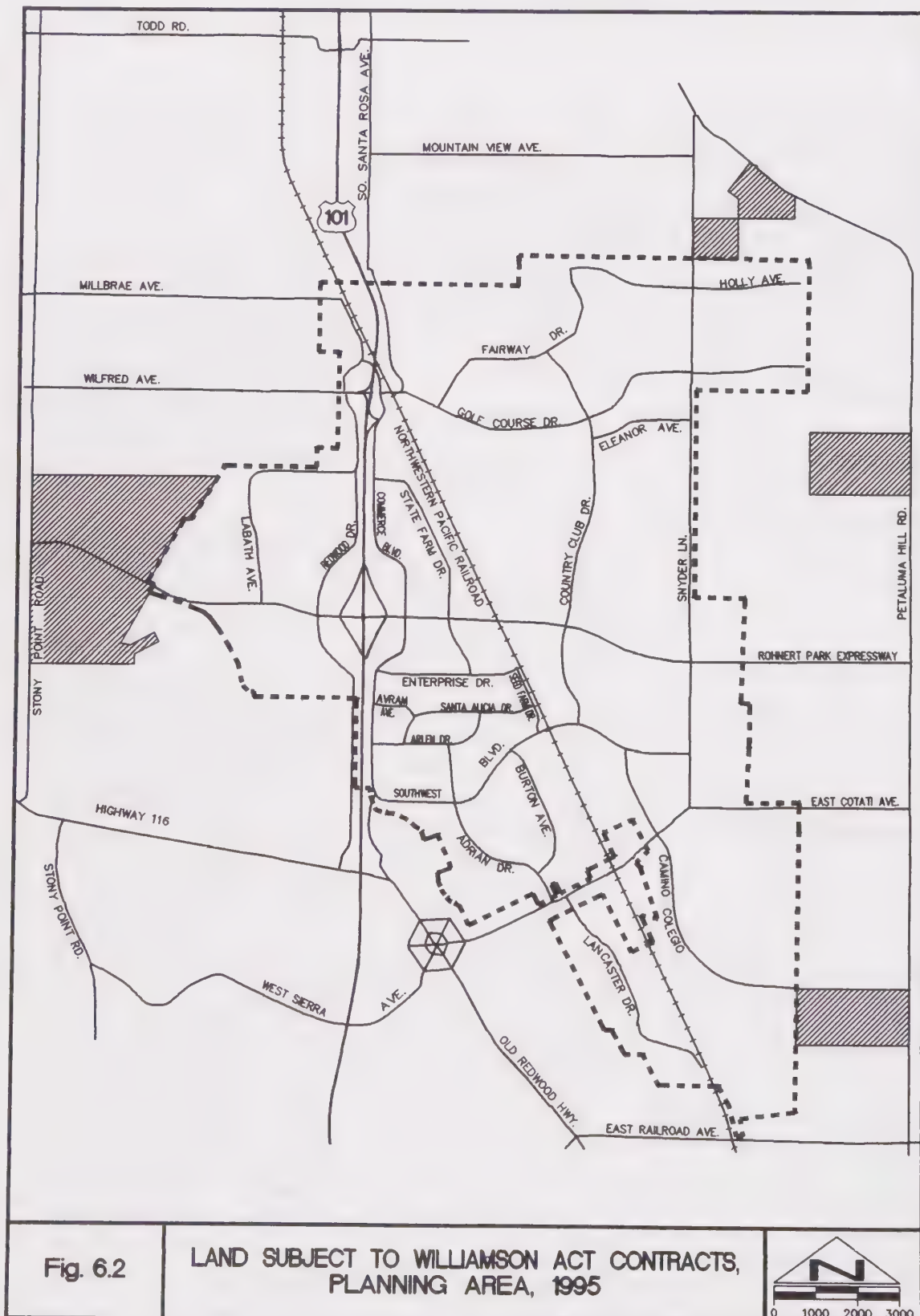


Fig. 6.2

LAND SUBJECT TO WILLIAMSON ACT CONTRACTS,
PLANNING AREA, 1995



Prehistoric resources such as chert or obsidian flakes, projectile points, mortars and pestles, shell or human remains may not be readily identified by construction workers working in the City of Rohnert Park.

The first European settlement in the area near Rohnert Park was undertaken in 1844 by Captain Juan Castaneda, a Mexican Military Commander from Texas. This settlement later became the City of Cotati. While a review of literature gave no indication of historic or cultural resources within the planning area, settlement of this area was underway as early as the 1850s and the possibility that historic resources are located in the city cannot be discounted. The State Office of Historic Preservation has determined that buildings and structures 45 years or older may be of historic value.

The Valley House, located on the northwest corner of the East Railroad Avenue and Petaluma Hill Road intersection, is one of the few remaining buildings from the early settlement of the area. The farm house, which is located in the planning area, is of frame construction and is in a state of disrepair. It has been recently used as a rental building. Associated out-buildings

have been demolished or are dilapidated. Salvage of lumber and implements has occurred.

6.6 OBJECTIVES, PRINCIPLES, POLICES, STANDARDS AND IMPLEMENTATION MEASURES

OBJECTIVES

1. Reserve an open space buffer (about 690 acres) in the area between the existing western city limits and Stony Point Road (see Fig. 6.3).
2. Set aside open space land in conjunction with new development so as to roughly maintain the current proportion of open space and developed land within the city.

PRINCIPLES

1. Maximizing contiguous construction patterns and development at moderate densities will assist in the preservation of open space land in Sonoma County and the Bay Area.

POLICIES

1. To provide adequate and easily accessible areas for active and passive recreation for residents, the parks and schools should be associated spatially to serve each neighborhood.
2. Where economically feasible, use treated wastewater for irrigation of golf courses, parks, large landscaped areas, and agricultural lands.
3. Require maximum street frontage for public facilities, parks, school grounds, and civic buildings for visual exposure.
4. Require larger than normal set backs for development at major intersections, along reverse frontages, and along major roadways such as the Expressway, Redwood Drive, Commerce Boulevard, Snyder Lane and Golf Course Drive so as to create as much visual open space as possible.
5. Professional, commercial and industrial buildings shall be set back as far as possible on their lots in order to provide wide visual open space and

OPEN SPACE

pleasing landscaping.

6.

Use drainage canal and creek right-of-ways for permanent open space and compatible purposes including stormwater drainage, trails and bikepaths, wildlife habitat and native plant landscaping.

7.

To associate public open space with waterways running through the city, the waterways should incorporate landscaping, bike and walking paths and exercise stations in their development.

STANDARDS

1.

Neighborhood park sites should have street frontage on at least three sides.

2.

There should be at least a 30 foot landscape setback for commercial and industrial development located east and west of U.S. Highway 101, generally along frontages on Commerce Boulevard, Redwood Drive and U.S. Highway 101.

3.

There should be one neighborhood park of approximately five

acres if in conjunction with an elementary school, or approximately 10 acres if a school site is not available for every 5,000 residents, located within one mile from those residences.

4.

One regional park of approximately 50 acres within five miles of the center of Rohnert Park should be explicitly preserved as an open space resource.

5.

The width of the right-of-way for bike paths and pedestrian walks shall be a minimum of 15 feet and the paths shall be paved and shall be 8 feet in width with the remainder of the right-of-way devoted to landscaping and tree planting.

IMPLEMENTATION MEASURES

1.

Accept donations of title, easements, development rights and other property rights for the purposes of reserving lands located in open space buffers.

2.

Coordinate with Sonoma County and the Sonoma County Agricultural Preservation and Open Space District to

apply resources, as appropriate, for the purposes of reserving lands located in open space.

3.

Draft the appropriate ordinances to enable the application of performance zoning, transfer of development rights, and other land use planning techniques for the purposes of reserving open space.

4.

Encourage the cities of Santa Rosa and Cotati to commit resources and participate, as appropriate in reserving open space.

6.

Study and determine the feasibility of preservation for open space purposes (possible uses being crop farming or pasture, parkland, rural homes, a golf course, and a sports complex)

7.

Develop, where feasible, bike paths and walking paths along the banks of all drainage channels within the city to provide open space getaways in close proximity to residential neighborhoods.

8.

Work with the Sonoma County Open Space District to maintain the agricultural lands around

O P E N S P A C E

the city and to prevent the intrusion of rural residential developments.

9.

Work with Sonoma County to maximize utilization of Crane Creek Regional Park.

10.

Work with Sonoma County, Santa Rosa and the Open Space District to prepare a community separator agreement for the area between Rohnert Park and Santa Rosa.



N O I S E



CHAPTER 7

NOISE

GOAL

- Limit noise to acceptable levels throughout Rohnert Park.

7.1 - INTRODUCTION

The purpose of the Noise element is to identify existing noise problems in the community and to provide guidance to planners and developers for avoiding problems in the future. Accomplishing this task requires an evaluation of the noise sources in the community. Noise contours of major roadways and railways have been prepared to assist in the design of appropriate land uses to reduce noise impacts. Noise policies should be established for new land uses and potential solutions to existing problems can be recommended based on the results of the community noise survey.

The State of California recognizes the relationship between noise and noise-sensitive land uses and emphasizes the need to control noise at the local level through land use regulation. A Noise element, as well as other General Plan policy and implementing ordinances (zoning codes, noise

ordinances, etc.), are effective tools in noise reduction and mitigation. Section 65302(f) of the California Government Code requires that each city have a noise element as part of the General Plan. Preparation of the City of Rohnert Park Noise Element follows the guidelines adopted by the State Office of Noise Control, pursuant to Section 46050.1 of the Health and Safety Code.

State guidelines are very specific as to the content of the Noise Element. The Government Code (Section 65302(f)) states the Noise Element should be prepared according to guidelines established by the State Department of Health Services. At a minimum, the Government Code requires the Noise Element to analyze noise levels for the following:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands and all other ground facilities and

maintenance functions related to airport operation;

- Local industrial plants, including but not limited to, railroad classification yards, and;
- Other ground sources identified by local agencies as contributing to the community noise environment.

This chapter quantifies the community noise environment in terms of noise exposure contours. These contours are the basis for the development of land use compatibility guidelines.

7.2 - NOISE CHARACTERISTICS

Understanding environmental noise requires a familiarity with the physical description of noise and the way humans react to different noises (see Fig. 7.1). The important physical characteristics of environmental noise include frequency (pitch), loudness and duration. The effects of noise on people can be grouped in three general categories: subjective effects, interference with activities and physiological effects.

Airborne sound is a rapid

Figure 7.1

DEFINITION OF NOISE RELATED TECHNICAL TERMS

Decibel, dB	A unit describing the amplitude of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dB	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted.
L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 10%, 50% and 90% of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise levels during the measurement period.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels to levels in the evening from 7 pm to 10 pm and after addition of 10 decibels to sound levels in the night between 10 pm and 7 am.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10 pm and 7 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

fluctuation of air pressure above and below atmospheric pressure. The pressure fluctuation is caused by a vibrating object. It is received by the ear and perceived by the brain as sound. Noise is defined as unwanted or undesired sound.

The standard unit of sound

measurement, which includes both loudness and frequency, is the decibel, abbreviated "dB(A)." Filters are used with sound level measuring equipment to emphasize various frequency or pitch ranges. The "A" filter is most commonly used since it comes closest to

matching the frequency range of the human ear.

Sound pressure levels measured in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents an increase factor of 3.16 in sound pressure and a tenfold increase in acoustic energy.

N O I S E

Figure 7.2
TYPICAL SOUND LEVELS MEASURED
IN THE ENVIRONMENT AND INDUSTRY

At a Given Distance From Noise Source	A-Weighted Sound Level In Decibels	Noise Environments	Subjective Impression
Civil Defense siren (100')	140		
	130		Pain threshold
Jet takeoff (200')	120		
	110	Rock music concert	
Pile drive (50')	100		Very loud
Ambulance siren (100')	90		
Freight cars (50')	80	Boiler room	
Pneumatic drill (50')	80	Printing press plant	
Freeway (100')	70	In kitchen with garbage disposal running	Moderately loud
Vacuum cleaner (10')	60	Data processing Center	
Light traffic (100')	50	Department store	
Large transformer (200')	40	Private business office	Quiet
Soft whisper	30	Quiet bedroom	
	20		
	10	Recording Studio	Threshold of hearing
	0		

Zero dB(A) is the faintest sound a good human ear can hear. Upper limits are approximately 140-160 dB(A). The ear begins to feel pain at about 120 dB(A) (see Fig. 7.2).

The effects of noise on people include subjective effects (such as annoyance and nuisance); interference with activi-

ties (such as speech and sleep); and physiological effects (such as startle and hearing loss). In any typical noise environment about 10 percent of the population will object to any noise of their own making and 25 percent will not react or complain at all, regardless of the level of noise being generated. Noise

control measures then are most beneficial to the remaining 65 percent of the population who are neither ultrasensitive nor insensitive to noise. Negative reaction to noise generation increases with the increase in difference between background (or ambient) noise and the noise generated from a particu-

lar source such as traffic or railroad operations. In most situations, noise control measures need to reduce noise by 5 to 10 dB(A) in order to effectively reduce complaints.

People generally have the ability to distinguish one sound from a background of sounds, such as a telephone ringing over music. However, certain noise levels can render a sound inaudible. For example, heavy trucks can interfere with a conversation. Face-to-face conversation usually can proceed where the noise level is up to 66 dB(A), group conversations up to 50 to 60 dB(A) and public meetings, up to 45 or 55 dB(A), without interruption.

Sleep interference is more difficult to quantify, although studies have shown progressively deeper levels of sleep require louder noise levels to cause a disturbance. The California Office of Noise Control (ONC) recommends individual events within sleeping areas should not exceed 50 dB(A) in residential areas exposed to noise levels of 60 Ldn or greater. Interior noise standards of 45 Ldn will protect against sleep interference.

Environmental noise, in almost every case, produces effects which are subjective in nature or involve interference with human activity. However, brief sounds at levels exceeding

70 dB(A) can produce temporary physiological effects such as constriction of blood vessels, changes in breathing and dilation of the pupils. Steady noises of 90 dB(A) have been shown to increase muscle tension and adversely affect simple decision making. Long-term exposure to levels exceeding 70 dB(A) can cause hearing loss.

7.3 - NOISE SOURCES IN ROHNERT PARK

The major source of noise in Rohnert Park is vehicular traffic, including automobiles, trucks, buses and motorcycles. The level of vehicular noise generally varies with the volume of traffic, the percent of trucks, the speed of traffic and distance from roadway. Noise generated by vehicular traffic is currently greatest along U.S. Highway 101, Rohnert Park Expressway, Snyder Lane, Southwest Boulevard, East Cotati Avenue and Golf Course Drive.

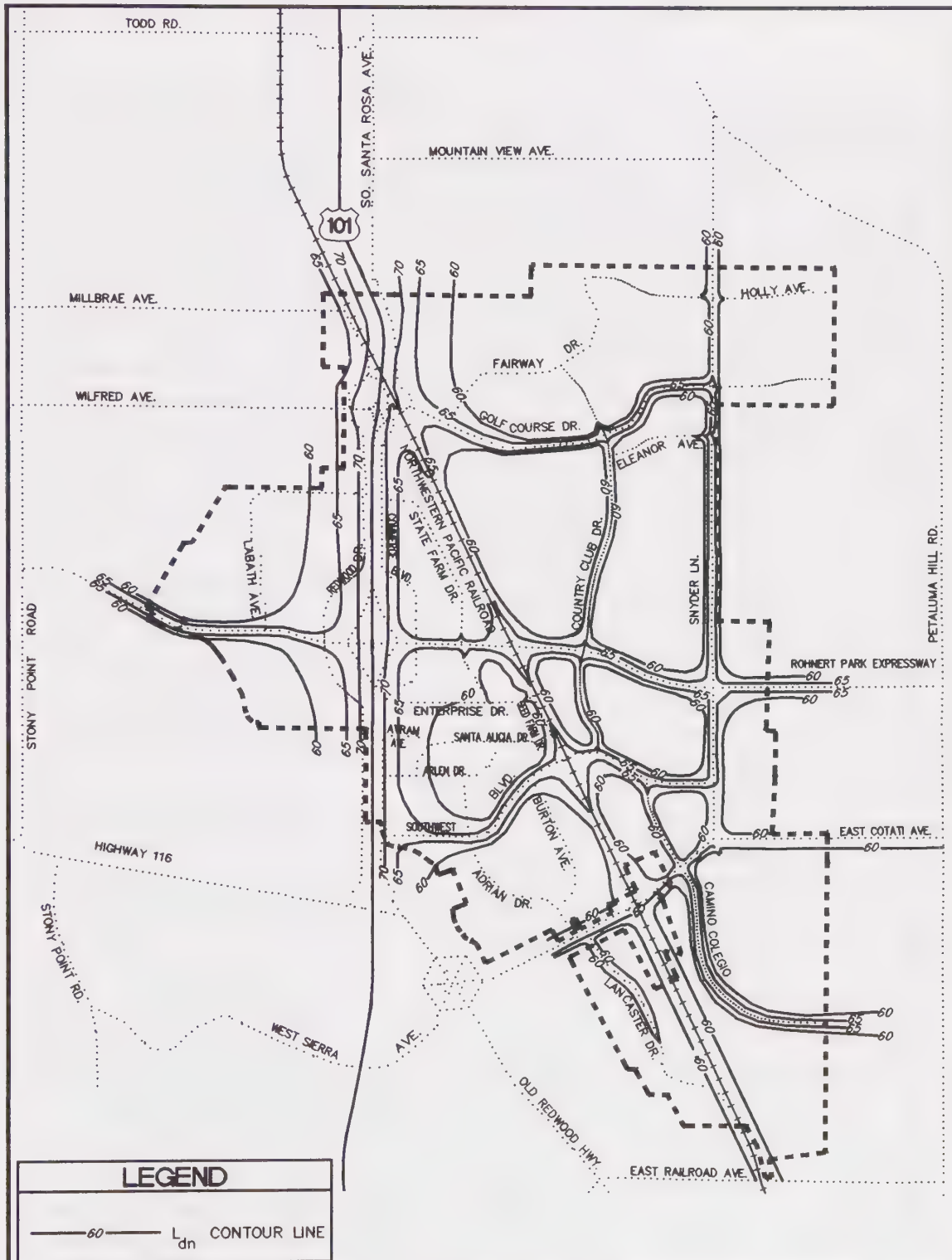
Existing and 1997 traffic noise levels in Rohnert Park were calculated using the Noise Prediction Model (FHWA-RD-77-108) (see Fig. 7.3). To validate the traffic

noise prediction model for the City of Rohnert Park, noise measurements were taken at eight locations in the city. The results of the noise prediction effort is a map showing contours of equal loudness. The contours are presented in terms of the day/night average (Ldn) 24-hour noise level. Contours are in 5 dB increments down to a level of 60 dB. The contours were prepared for the General Plan Year of 1997.

The dominant noise source is U.S. Highway 101. The Ldn will be 77 dB, 100 feet from the center of the highway. Typical noise levels along the major streets identified above would range from 60 to 65 dB at a distance of 100 feet. Noise levels are currently and will continue to be less than an Ldn of 60 dB throughout most of Rohnert Park.

The Northwestern Pacific Railroad currently operates about one train per day and one train every other night through Rohnert Park. The railroad recently reduced the number of train operations but increased the length of the trains. The speed of the trains through Rohnert Park is about 40 miles per hour. The day/night average noise levels resulting from rail operations were calculated following an

N O I S E



assessment method developed by Wyle Laboratories (Assessment of Noise Environments Around Railroad Operations, Wyle Laboratories Report, WCR73-5, 1973). The rail operations result in an Ldn of 69 dB 100 feet from the tracks. The Ldn is 60 dB at a distance of about 300 feet. The noise contours for the railroad operations have been included on the noise contour map.

The City of Rohnert Park is located between the Sonoma County Airport which is located 12 miles to the northwest, and the Petaluma Airport which is located eight miles to the southeast. On occasion, low flying aircraft from both airports pass over the city generating sufficient noise to result in complaints from the residents. Because both airports are of such distance from the city there are no mapped flight paths directly over the city. Aircraft flying to and from the Sonoma Airport are in a direct line with the City of Rohnert Park. Aircraft taking off from the Petaluma Airport are in a direct line with Sonoma State University and "M" section.

FAA Rules and Regulations require all aircraft flying over urban areas be 1,000 feet above the highest point within the area. Basically, aircraft approaching the Sonoma

County Airport flying over Rohnert Park will be approximately 2,000 feet in altitude. Aircraft departing the Petaluma Airport normally will be climbing and, in some instances, will be approximately 1,000 feet above the Sonoma State University area. Once the aircraft leaves the airport, they are under FAA regulations and are no longer under the jurisdiction of the airport where the flights originated. The airports have no authority over the planes flying over the city providing they comply with the FA Regulations pertaining to the altitude.

7.4 - OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS AND IMPLEMENTATION MEASURES

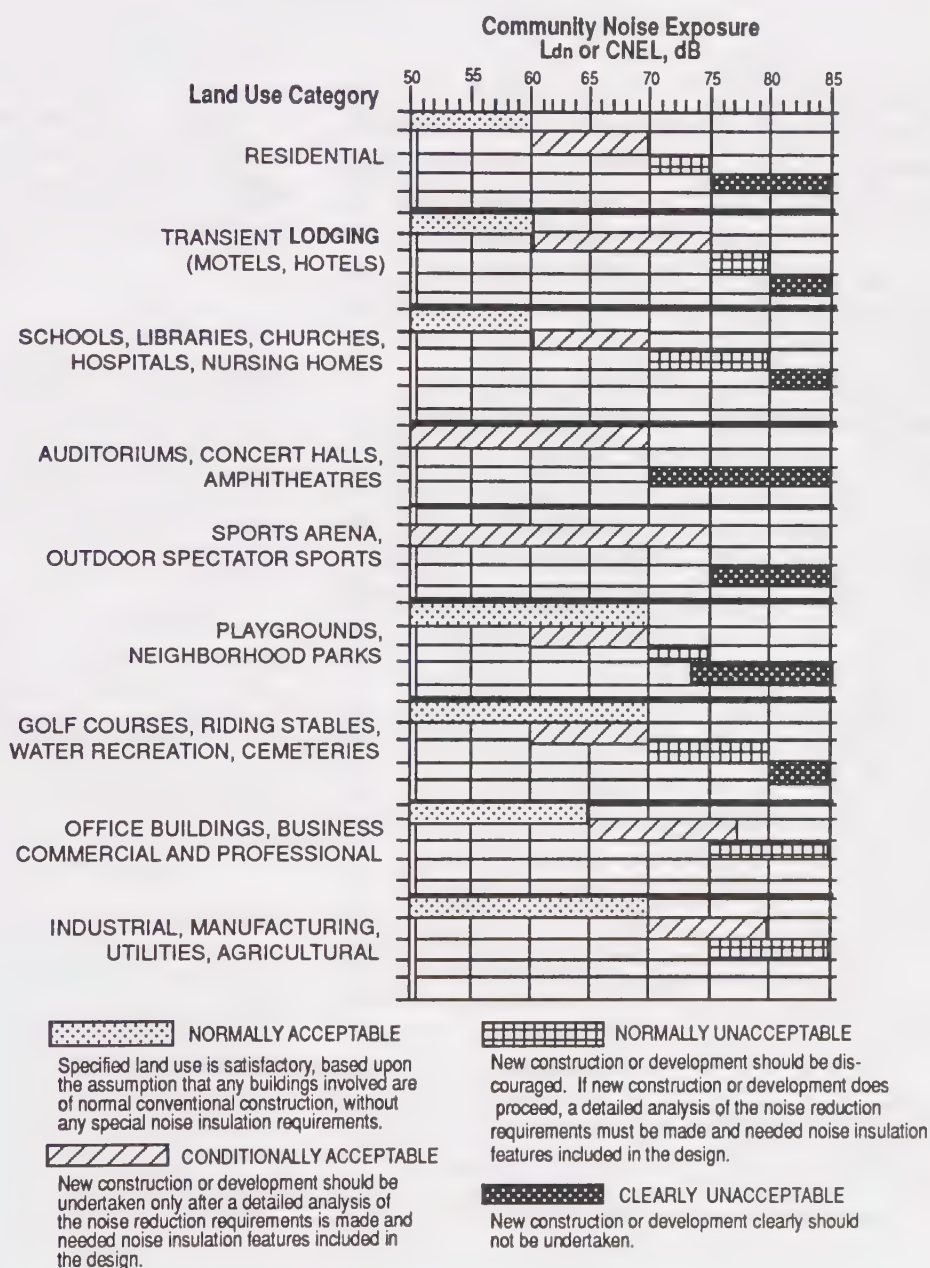
The objectives of noise and land use compatibility guidelines are to provide an acceptable community noise environment and to minimize noise related complaints from residents. The compatibility guidelines should be used in conjunction with the future noise exposure levels to identify

projects or activities which may require special treatment to minimize noise exposure. Homes should not be allowed near a freeway, for example, unless mitigation measures can effectively reduce noise exposure to acceptable levels.

The City has adopted guidelines to evaluate the compatibility between land uses and future noise levels in Rohnert Park. The community noise exposure levels would be measured outside any structure. The guidelines should be used in conjunction with the noise exposure levels which refer to the outdoor day/night average noise level (Ldn), measured outside in general locations. A land use or project in the "normally acceptable" category will be acceptable with the noise levels indicated, in most cases, without special noise abatement measures. For example, a home of standard construction would be an acceptable use in any area of 60 Ldn or less without special insulation, setback or building design. The same home in an area projected for noise levels of 60 to 70 Ldn should only be allowed following an acoustical study which recommends site specific noise attenuation measures such as sound rated windows, setbacks and/or construction of soundwalls to pro-

Figure 7.4

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS



N O I S E

vide for acceptable indoor and outdoor noise exposure.

OBJECTIVES

1.

Continue to assure through the year 2000 that outdoor and indoor noise levels meet or exceed generally accepted standards.

2.

Continue to protect schools, libraries, churches and other noise sensitive uses from noise levels exceeding those allowed in residential areas through the year 2000.

PRINCIPLES

1.

Require that new projects meet acceptable exterior noise level standards.

2.

Protect the noise environment in existing residential areas.

POLICIES

1.

First priority in reducing noise levels in residential areas should be in outdoor use areas (such as backyards in single-family housing developments and recreation areas in multi-family housing projects) and lower priority

should be given to reducing noise levels in areas seldom used (such as small decks associated with apartments and condominiums).

2.

It may not be feasible to reduce noise to 70 Ldn or less in existing residential areas adjacent to the railroad because train noise is usually characterized by a relatively few loud events which generally do not cause problems in an outdoor environment. Even though the outdoor Ldn may be high during brief periods, during the majority of the time the noise level will be acceptable for speech communication and people would not be highly annoyed.

3.

Guidelines should not be applied reciprocally.

4.

If an area currently is below the desired noise standard, an increase in noise up to the maximum should not necessarily be allowed.

5.

Limit truck traffic in residential and commercial areas to designated truck routes.

6.

Design City streets to reduce

noise levels in adjacent areas.

7.

Appropriate interior noise levels in commercial, industrial, and office buildings are a function of the use of space. For example, the noise level in private offices should generally be quieter than for data processing rooms.

8.

Acoustical designs to achieve appropriate interior noise levels should be demonstrated by the project sponsor in sufficient detail to satisfy City staff and OSHA requirements.

9.

Control noise at its source to maintain existing noise levels, and in no case, exceed acceptable noise levels as established in the Noise and Land Use Compatibility Guidelines.

10.

The impact of a proposed project on an existing land use should be evaluated in terms of the potential for adverse community response, based on a significant increase in existing noise levels, regardless of the compatibility guidelines.

11.

Use the "normally acceptable"

N O I S E

Compatibility for Community Noise Environments" (see Fig. 7.4) including the descriptions in the text.

STANDARDS

1.

Outdoor noise levels shall not exceed a Ldn of 60 dB in new residential areas.

2.

The California Noise Insulation Standards which prohibit interior noise levels from exceeding a Ldn of 45 dB in multi-family residential development shall also apply to new single family development.

3.

Assure by the year 2000 that outdoor noise levels for future development should not exceed 70 Ldn if the noise source is a railroad.

4.

Interior noise levels in new single family and multi-family residential units exposed to a Ldn of 60 dB (A) or greater should be limited to a maximum instantaneous noise level in the bedrooms of 50 dB(A) and the maximum instantaneous noise levels in other rooms should not exceed 55 dB(A).

5.

Interior noise levels in offices generally should be maintained at 45 Ldn or less.

6.

Use the "normally acceptable" noise levels for new land uses as established in Figure 7.4, Land Use Compatibility for Community Noise Environments, including the descriptions in the text.

7.

Require the ongoing evaluation of mitigation measures for projects that would cause the following criteria to be exceeded or would generate noise which would cause significant adverse contours to determine the need for noise studies and require new developments to pay for noise attenuation features as a condition of approving new projects.

3.

Require noise studies for future projects to use a consistent format, to analyze alternative mitigations and to evaluate the effectiveness of the mitigations following their implementation.

4.

Require the evaluation of mitigation measures for projects that would cause the following cri-

teria to be exceeded or would generate noise which could cause significant adverse community response:

- Cause the Ldn in existing residential areas to increase by 3 dB or more and not exceed an Ldn of 60 dB.

- Cause the Ldn in existing residential areas to increase by 3 dB or not more if the Ldn currently exceeds 60 dB.

Note: A 3 dB increase would result if traffic increased by 100 percent over existing levels.

5.

Require new developments to pay their fair share of mitigation measures necessary to reduce interior noise levels within adjacent or impacted land uses.

6.

Continue to enforce the noise standards for various noise emitting land uses established in the City's Municipal Code, Chapter 9.4, Noise.

7.

Limit construction and through truck traffic to designated routes.

through truck traffic to designated routes.

8.

Distribute maps of approved truck routes through the Department of Public Safety.

9.

Continue to require soundwalls, earth berms, setbacks and other noise reduction techniques as conditions of development approval.

10.

Attempt to maintain local and collector streets at 6,000 to 9,000 Average Daily Traffic or less to ensure acceptable noise levels with adjacent residences.

11.

Continue to work with the County Airport Land Use Commission, State Office of Noise Control and other agencies to reduce noise generated from sources outside the City's jurisdiction.

12.

Locate noise sensitive uses away from noise sources unless mitigation measures are included in development plans.

7.5 - NOISE MITIGATION

Noise mitigation measures recommended by site specific studies include soundwalls, earth berms, noise insulation, building orientation and setback requirements. Most new buildings in Rohnert Park include construction materials adequate to reduce interior noise by 15 to 20 dB(A) below exterior levels. Special acoustical construction techniques can be added to new buildings or retrofitted to old buildings including roof and wall insulation, sound rated windows and ventilation systems. Site plan review of new building projects in Rohnert Park includes consideration of topography, building orientation and setbacks to reduce noise levels. All of these noise reduction measures should be considered in locations within "conditionally acceptable" areas (see Fig. 7.4) and should be tailored to individual site characteristics based on an acoustical report. The objective in these areas is to provide outdoor noise levels at or below 60 Ldn where people can be expected to spend a lot of time, and indoor levels at or below 45 Ldn.

7.6 - ENFORCEMENT

To adequately carry out the programs identified in the noise element and to comply with State requirements for certain other noise control programs, specific enforcement programs are recommended at the local level:

1.

Continue to apply the community noise ordinance (Chapter 9.4 City Code) for resolution of noise complaints.

2.

Recent studies have shown the most objectionable feature of traffic noise is the sound produced by vehicles equipped with illegal or faulty exhaust systems. In addition, such hot rod vehicles are often operated in a manner that causes tire squeal and excessively loud exhaust noise. There are a number of statewide vehicle noise regulations that can be enforced by local authorities as well as the California Highway Patrol. Specifically, Sections 23130, 23130.5, 27150, 27151, and 38275 of the California Vehicle Code, as well as excessive speed laws may be applied to curtail this problem. Both the Highway Patrol and the State

Department of Health Service (through local health departments) are available to aid local authorities in code enforcement and training pursuant to proper vehicle sound level measurements.

3.

The adopted Noise Element shall serve as a guideline for compliance with the State's noise insulation standards.

Recognizing the need to provide acceptable habitation environments, State law requires noise insulation of new multi-family dwellings constructed within the 60 dB (CNEL or Ldn) noise exposure contours. It is a function of the noise element to provide noise contour information around all major sources in support of the sound transmission control standards (Chapter 2-35, Part 2, Title 24, California Administrative Code).



S A F E T Y



CHAPTER 8

SAFETY

GOALS

- Strive to protect the community from injury, loss of life and property damage resulting from natural catastrophes and any hazardous conditions.
- Provide adequate facilities to assure public safety.
- Maintain a safe and livable community.
- Improve public awareness and understanding of safety needs.

8.1 - INTRODUCTION

State law requires that a Safety Element address the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other known geologic hazards; flooding; and wildland and urban fires.

Safety-related information is divided into five topics:

1. Emergency Preparedness;
2. Flood Hazards;
3. Seismic Safety;

4. Police and Fire Services; and
5. Hazardous Materials Transportation and Storage.

8.2 - EMERGENCY PREPAREDNESS

Defense against catastrophes requires the preparation of response plans. Quick action in an emergency can reduce injuries and damage. The Department of Public Safety has developed the "Standardized Emergency Management System with Annexes", updated in 1995, which covers evacuation routes (see Fig. 8.1).

The City has adopted and maintains all the appropriate or suggested emergency service plans as required by law. All City departments play a role in the plans and have specific assignments to perform in emergencies. The City contracts with the County of Sonoma, Office of Emergency Services to keep the plans up to date. The City also participates in periodic city and countywide disaster drills which are held to test and critique emergency services preparedness. Drills are generally one to two times a year.

Part of a disaster response plan is identification of those facilities that will be relied upon in the event of a catastrophe. Critical facilities are hospitals,

fire stations, police stations, the Emergency Operations Center, gas lines, electric service, water lines, sewer lines, ambulance services and emergency broadcast services. Bridges should be evaluated for structural ability to withstand a major disaster. Public facilities such as schools, auditoriums, stadiums and the senior center may be designated as alternative facilities.

City emergency preparedness planning focuses on immediate threats to life and property. After a disaster, municipal resources may be limited and must be dispatched to the most serious emergencies. Able bodied individuals and self sufficient households can assist by preparing for emergencies.

One generally accepted rule-of-thumb is that households should not expect assistance until 72 hours after a disaster, unless there is an immediate threat to life or property. Citizens should plan to be self sufficient for this period. Guidebooks and instruction kits to help households prepare for emergency situations are available from the Department of Emergency Services. The City Public Safety Department makes these documents available to the public whenever possible.

S A F E T Y

FIGURE 8.1 ROHNERT PARK PUBLIC SAFETY EMERGENCY OPERATIONS PLAN STANDING OPERATION PROCEDURES EVACUATION

POLICY STATEMENT

The evacuation of selected portions of the civilian population shall be carried out whenever conditions exist or are likely to develop in which human health and safety are jeopardized.

Each individual situation shall dictate when evacuation should take place and to what extent. However, error will always be to the side of caution. If in doubt - EVACUATE.

GENERAL EVACUATION PARAMETERS

The following parameters should be used as a guide in an effort to determine the necessity of implementing evacuation, the extent to which evacuation will be instituted, and where evacuees will be relocated or sheltered:

- What is the immediate threat to human health and safety?
- What is the projected threat to human health and safety?
- How large of an area is involved/threatened?
- What actions might be taken to limit the need to evacuate?
- What time constraints are in place?
- What escape routes are available?
- What resources are available to execute evacuation?
- What means are available to notify threatened areas?

GENERAL PROCEDURES

The Watch Commander of the Department of Public Safety

Functional Responsibilities:

- Shall implement all planned evacuations.
- Shall implement evacuations per established policy.
- Shall make available necessary resources for evacuation.
- Shall base the decision to evacuate on field reports, known conditions, and facts.
- Shall be responsible for carrying out evacuations.

Procedures:

- Obtain situation reports from field units/commanders.
- Determine threat potential.
- Analyze evacuation needs and alternatives.
- Develop evacuation action plan for implementation.
- Obtain necessary resources for implementation.
- Arrange for relocation/shelter areas.
- Brief incident commanders and supervisors.
- Instruct field personnel to begin evacuation.
- Inform allied agencies/County OES of actions.
- Monitor progress and make necessary adjustments.

Communications

Functional Responsibilities:

- Coordination of public safety communications.
- Activation of Emergency Broadcast System (EBS).
- Documentation of response actions.
- Resource tracking.
- Activation of (CAN) Community Alert Network

Procedures:

- Relay situational information to Watch Commander.
- Obtain briefing from Watch Commander.
- Contact allied agencies/County OES and advise.
- Request CLEMARS frequency clearance.
- Monitor allied radio communications.
- Provide vital field/telephonic communications link.

Incident Commander

Functional Responsibilities:

- Overall field evacuation management.
- On scene incident management.

Procedures:

- Analyze threat to health and safety.
- If time permits, advise Watch Commander.
- If exigent circumstances exist, implement evacuation.
- Request needed resources to carry out evacuation.
- Remove safety personnel as well as civilian population.
- Supervise evacuation actions/monitor progress.

GENERAL EVACUATION PROCEDURAL CONSIDERATIONS

- Determine area(s) threatened.
- Determine specific threat/present and future potential.
- Identify evacuation routes and develop tactical plan.
- Obtain resources and personnel.
- Assemble and brief personnel.
- Activate shelters and relocation centers.
- Activate EBS if available.
- Establish ingress/egress control points.
- Deploy notification and clearing teams.
- Initiate neighborhood clearing.
- Secure cleared neighborhoods.
- Initiate secondary neighborhood clearing.

EVACUATION ROUTES

The following surface transportation routes have been identified as primary evacuation routes during emergencies:

S A F E T Y

Figure 8.1 Continued

THREATENED AREA	EVACUATION CORRIDOR	EGRESS DIRECTION	CORRIDOR DIRECTION	THREATENED AREA	EVACUATION CORRIDOR	EGRESS DIRECTION	CORRIDOR DIRECTION
"A" SECTION				"F" SECTION			
Adrian	to Southwest	S/B	E/W	Fern	to Golf Course	S/B	E/W
Alison	to Commerce	W/B	N/S	Francis	to Golf Course	S/B	E/W
Almond	to Southwest	S/B	E/W	Holly	to Snyder	E/B	N/S
Arlen	to Southwest	W/B	N/S	"G" SECTION			
Avram	to Commerce	W/B	N/S	Golf Course	to Snyder	W/B	N/S
No Name	to Southwest	S/B	E/W	Holly	to Snyder	W/B	N/S
Santa Alicia	to Seed Farm	E/B	N/S	"H" SECTION			
"B" SECTION				Fairway	to Country Club	E/W	S/B
Adrian	to East Cotati	S/B	E/W	Hacienda	to Golf Course	S/B	E/W
Adrian	to Southwest	N/B	E/W	Hageman	to Snyder	E/B	N/S
Beverly	to East Cotati	S/B	E/W	Halcyon	to Golf Course	N/B	E/W
Boris	to Southwest	N/B	E/W	Harbor	to Golf Course	N/B	E/W
Burton	to Southwest	N/B	E/W	Hillview	to Golf Course	N/B	E/W
College View	to Southwest	N/B	E/W	Hillview	to Golf Course	S/B	E/W
"C" SECTION - NORTH				Holly	to Snyder	E/B	N/S
Calla	to Southwest	S/B	E/W	Hudis/Fern	to Golf Course	W/B	E/W
Camino Coronado	to Southwest	S/B	E/W	"J" SECTION			
Camino Corto	to Snyder	E/B	N/S	Jasmine	to RPX	N/B	E/W
Country Club	to RPX	N/B	E/W	Jasmine	to Snyder	S/B	N/S
Country Club	to Southwest	S/B	E/W	"L" SECTION			
San Simeon	to RPX	N/B	E/W	Lancaster	to East Cotati	N/B	E/W
"C" SECTION - SOUTH				Lincoln	to La Salle	W/B	N/B
Avenida Cala	to Southwest	N/B	E/W	Myrtle	to Old Redwood	W/B	N/S
Camino Colegio	to East Cotati	S/B	E/W	"S" SECTION			
Camino Colegio	to Southwest	N/B	E/W	Santa Cruz	to Country Club	W/B	N/S
Capri	to Snyder	E/B	N/S	San Francisco	to Snyder	E/B	N/S
"D" SECTION				San Simeon	to RPX	S/B	E/W
Daniel	to Country Club	E/B	N/S	COMMERCIAL (NORTH OF RPX)			
Santa Dorotea	to Country Club	E/B	N/S	Cascade	to Commerce	W/B	N/S
"E" SECTION				Commerce	to Golf Course	N/B	E/W
Eleanor	to Country Club	W/B	N/S	Commerce	to Snyder	S/B	E/W
Eleanor	to Snyder	E/B	N/S	Professional Ctr	to Commerce	W/B	N/S
Elizabeth	to Country Club	W/B	N/S	Professional Ctr	to State Farm	E/B	N/S
Ellen	to Country Club	W/B	N/S	State Farm	to Commerce	N/B	N/S
Emily	to Country Club	W/B	N/S	State Farm	to RPX	S/B	E/W
Emily	to Golf Course	N/B	E/W	Utility	to Commerce	W/B	N/S
"F" SECTION							
Fairway	to Country Club	S/B	E/W				
Fairway	to Golf Course	S/B	E/W				

S A F E T Y

Figure 8.1 Continued

THREATENED AREA	EVACUATION CORRIDOR	EGRESS DIRECTION	CORRIDOR DIRECTION	THREATENED AREA	EVACUATION CORRIDOR	EGRESS DIRECTION	CORRIDOR DIRECTION
COMMERCIAL (SOUTH OF RPX)				Parker	to Snyder	W/B	N/S
Commerce	to RPX	N/B	E/W	PRIMARY TRANSPORTATION CORRIDORS (WITHIN CITY)			
Commerce	to Southwest	S/B	E/W	Commerce Boulevard		North/South	
Enterprise	to Commerce	W/B	N/S	Country Club Drive		North/South	
Hunter	to Commerce	W/B	N/S	East Cotati Avenue		East/West	
Seed Farm	to Southwest	S/B	E/W	Golf Course Drive		East/West	
State Farm	to RPX	N/B	E/W	Redwood Drive		North/South	
INDUSTRIAL (WEST)				Rohnert Park Expressway		East/West	
Business Park	to Redwood	E/B	N/S	Snyder Lane		North/South	
Labath	RPX	S/B	E	Southwest Boulevard		East/West	
Redwood	to Commerce	N/B	E	PRIMARY TRANSPORTATION CORRIDORS (EGRESS FROM CITY)			
Redwood	to Gravenstein	S/B	E/W	Commerce Boulevard		North/South	
Redwood	to Milbrae	N/B	W	East Cotati Avenue		East/West	
Redwood	to RPX	N/S/B	E	Redwood Drive		North/South	
Redwood	to Wilfred	N/B	W	Rohnert Park Expressway		East	
MISCELLANEOUS AREA				Snyder Lane		North	
Medical Center	to Snyder	W/B	N/S	U.S. Highway 101		North/South	

8.3 - FLOOD HAZARDS

Flood hazards include natural flooding, dam inundation, and mud and debris flows. Natural flooding results from major rainstorms that cause overflows of stream courses, and may be aggravated by inadequacies in local storm drain facilities. Dam inundation occurs in association with structural failure of a nearby water impoundment. Mud and debris flows originate in hillside areas having deep top soils with poor drainage characteristics.

The City of Rohnert Park ac-

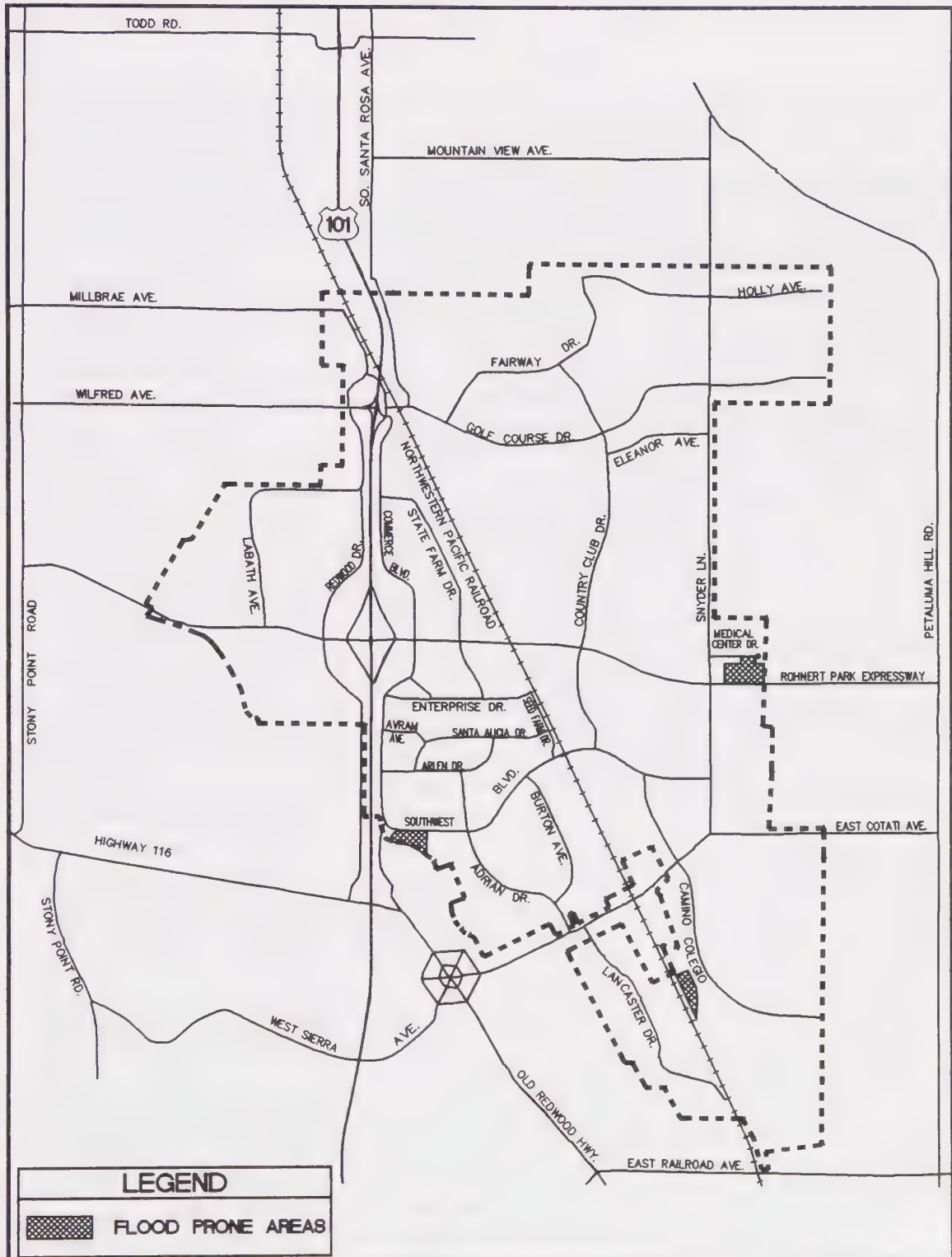
tively participates in the planning and development of drainage and flood control activities within the Laguna-Mark West Zone 1-A, administered by the Sonoma County Water Agency. Due to the natural flat topography of Rohnert Park, flood control planning, construction and maintenance are essential for adequate control of flooding during major and minor storms.

A few isolated locations in Rohnert Park are subject to flooding during a 100-year storm (a storm with a one percent chance of occurrence in any year is used as a standard for acceptable flood rates). The City participates in the National

Flood Hazard Insurance Program for which a flood hazard map designating flood hazard zones has been developed (see Fig. 8.2). The City has adopted and consistently enforces flood control standards which meet the requirements of the National Flood Hazard Insurance Program.

Proper drainage facilities should be required of all developments. The City should also require mitigation of impacts that may be experienced downstream of the development site.

S A F E T Y



8.4 - SEISMIC SAFETY

Should a major earthquake occur in the vicinity of Rohnert Park, there could be extensive property damage and casualties in the city. In 1995, the City adopted a Standardized Emergency Management Plan. In 1995 the "Threat Summary, Earthquake" was revised. This summary details the impacts of an earthquake of a magnitude of 8.3 on the northern San Andreas Fault. The purpose of the summary is to estimate emergency service needs after a "worst case" earthquake.

The City has prepared an emergency response plan to respond to these needs. City personnel have received earthquake emergency preparedness training. Officials from cities that have experienced serious earthquakes have been consulted to learn ways to improve Rohnert Park's emergency plans. In cooperation with officials from Sonoma County and neighboring cities, Rohnert Park participates in frequent earthquake emergency response drills. In these ways, the City will continue to be prepared should a major earthquake occur in the Rohnert Park area.

Earthquakes originate as shock waves generated by movement along an active

fault. The primary seismic hazards are ground shaking and the potential for ground rupture along the surface traces of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, landslides, tsunamis (tidal waves), and seiches (oscillating waves in enclosed water bodies).

Ground shaking is the shaking of the ground as a direct result of fault action. The intensity of shaking is a function of the distance of the site from the epicenter of the earthquake and to the underlying soil and bedrock conditions. If the underlying materials are a hard rock formation, the shaking will probably be considerably less than if it is by mud or alluvial plain. Deep, unconsolidated soils tend to amplify the motions that would affect high-rise buildings more than short rigid structures.

Soil liquefaction can impact the Cotati/Rohnert Park valley. The Sonoma County General Plan, 1989 shows that the area west of the two cities is considered to have a high or moderate potential for liquefaction. Soil liquefaction can take place when soils are saturated and the subsequent shaking effect of the earthquake causes the ground

to essentially turn to liquid and lose its strength. This is a prime concern in marsh and tidelands.

Seismic hazards are directly related to soil conditions as well as to faults and other geologic phenomena. Soil conditions help to determine the amount of ground shaking and subsequent damage caused by earthquakes.

A substantial amount of soil data is available for Rohnert Park as a result of studies on the Santa Rosa earthquake of 1969. After the quake, geologists from all over the world made detailed studies of the area to determine various cause and effect relationships. Soils were found to be primarily "younger alluvium" which is highly plastic and expansive. Underneath this alluvium are mixed gravel and clay deposits (see Fig. 8.3).

Soils within the planning area are almost entirely Clear Lake clays which overlay alluvial fan deposits. The area within the city limits and the planning area is relatively flat and there is no appreciable potential for landslides. There are limited marshland soils within waterway channels. The risk of seismic damage (due to geologic, topography and soil conditions) is uniformly equal in all parts of Rohnert Park.

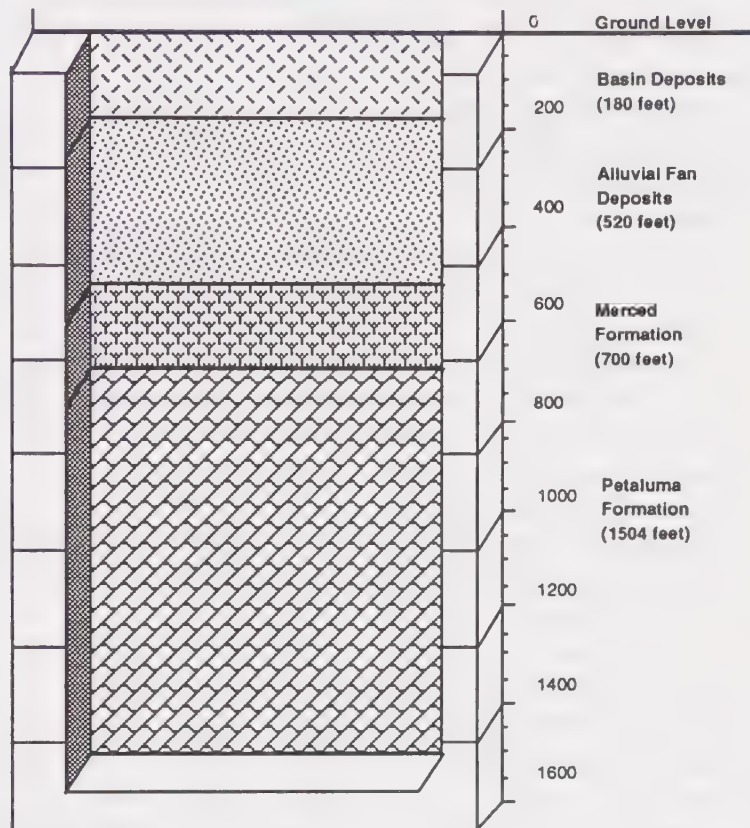
This data has significant implications for Rohnert Park. The Santa Rosa earthquake of 1969

illustrated severe damage can occur in areas where young alluvium, the softest of geologic formations, makes up the surface layer. In Santa Rosa, the areas of severe damage were underlain by young alluvium. The severity of damage was also attributed to the high water table in the area.

There are no known active earthquake faults (see box) within Rohnert Park [State Division of Mines and Geology, Revised Official Map of Special Study Zones, Cotati Quad range, 1983]. However, the Coast Ranges are a seismically active region with several faults capable of generating future earthquakes and surface rupture [Herzog Associates, Preliminary Geologic and Soil Evaluation, New Civic Center, Rohnert Park, California, 1989].

The Healdsburg-Rodgers Creek fault zone is the closest known active fault. The surface trace of its closest branch lies about four miles to the east. The Healdsburg-Rodgers Creek fault zone has produced magnitude seven earthquakes in the past; however, the historical record suggests that at least 182 years have elapsed since the most recent surface faulting (Budding et al., 1991). The recurrence interval for the Healdsburg-Rodgers Creek

Figure 8.3
TYPICAL GEOLOGICAL SECTION
Rohnert Park, 1989



LEGEND
Geology from Well No. 16

Active faults are defined as those exhibiting either surface ruptures, topographic features created by faulting, displacement of geologically recent (younger than 35,000 years) deposits, tectonic creep along fault lines, and/or close proximity to the linear concentration of earthquake epicenters.

fault is estimated at 170 to 490 years. According to one major study *"the elapsed time on the Healdsburg-Rodgers Creek fault is the longest for any major San Francisco Bay Area fault segment and may be near or at the average repeat time. (Budding et al., 1991)"* [Source: Budding, Karen et al., *Geophysical Research Letters*, Vol. 18, No. 3, Pages 447-450, March 1991.]

Other known active faults with a potential for generating strong ground motion are the San Andreas fault, approximately 15 miles to the west; the Maacama fault, approximately 20 miles northeast; the Green Valley fault about 30 miles east; and the Hayward fault (a possible southward continuation of the Rodgers Creek fault) about 40 miles south [Herzog Associates, 1989].

Based on its proximity to the San Andreas fault system, the Coast Range province is one of the most seismically active areas in California. Earthquake records since the mid-1800's indicate about 175 earthquakes for the greater Santa Rosa area. Richter magnitudes have averaged about 2.8 for those earthquakes since 1945. Although magnitudes were not computed for earlier earthquakes, similar orders of magnitude are estimated on the basis of reported intensity of ground shaking and

resultant damage [Herzog Associates, 1989].

The strongest historic earthquake in the San Francisco Bay Region was the 1906 San Francisco earthquake on the San Andreas fault. This earthquake had an estimated Richter magnitude of 8.3 and caused severe ground shaking in Santa Rosa with the collapse of many buildings. While strong ground shaking no doubt occurred at the site, no specific damage was reported in Cotati Valley which was developed in 1906 [Herzog Associates, 1989].

On Oct. 1, 1969, two earthquakes with Richter magnitudes 5.6 and 5.7 occurred in the area with the epicenters located in Santa Rosa where many buildings experienced structural damage. These earthquakes occurred along the Healdsburg-Rodgers Creek fault system. No surface breaks were reported along the fault zone. Only minor damage was reported for the Cotati-Rohnert Park area [Herzog Associates, 1989].

An earthquake with a Richter magnitude of 7.1 struck the Bay Area on Oct. 17, 1989. The epicenter of this quake was near Santa Cruz, approximately 120 miles south of Rohnert Park. While there was severe damage in San Francisco, Oakland and the Santa Cruz areas,

there was little damage in the Rohnert Park area although there was a sustained shaking lasting 15 seconds.

None of the earthquake faults are close enough to the present city limits to necessitate special earthquake zone restrictions (Fig. 8.4).

The City has adopted the Uniform Building Code which mandates earthquake resistant building construction design. The City has consistently enforced earthquake construction design standards. Since all construction in Rohnert Park occurred after the incorporation of earthquake safety design in California construction, there are no known structures in Rohnert Park that would be specifically hazardous during an earthquake, such as unreinforced masonry buildings.

8.5 - POLICE AND FIRE SERVICES

Police and fire related services are provided in Rohnert Park by a combined operation referred to as the Department of Public Safety (DPS). The department was formally established in 1966. The combined approach saves the City at least one million dollars annually.

Figure 8.4
EARTHQUAKE FAULTS
Rohnert Park,



In addition to standard police and fire services, the DPS is responsible for:

- (a) emergency preparedness coordination;
- (b) emergency medical service dispatching;
- (c) animal control and operation of the City's animal shelter;
- (d) various code enforcement activities related to the removal of abandoned or unused vehicles;
- (e) enforcement of city codes related to property maintenance and fighting blight in the residential neighborhoods;
- (f) operating the Youth and Family Services Program.

The DPS makes good use of high technology. Its records system, crime analysis data and fire operations records are all computerized.

The department utilizes a personalized vehicle program. Each officer is assigned a vehicle. All vehicles are equipped with the officer's rescue gear, emergency breathing equipment, fire turn out gear and other essential equipment. The well equipped vehicles enable officers to respond to fire, rescue and emergency medical emergencies in an effective and timely fashion.

Public Safety officers respond to all medical emergencies, often assist citizens, and continue to provide service pending arrival of an ambulance. Officers thus minimize the impact of emergency situations.

The DPS is the city's largest department, having an annual budget of approximately five million dollars. It has approximately 84 authorized employees (which represents 50 percent of all City employees). In addition, the DPS utilizes approximately 40 volunteer firefighters, three police reserves, and 16 police service aides.

The DPS currently operates under mutual aid agreements with Sonoma County and all its cities and fire districts.

The assessment of potential damage from urban fires must concentrate on all buildings and other facilities whose high occupancy or critical functions justify a low level of acceptable risk. All high-rise or contiguous buildings; multi-story apartments; mobile homes; commercial and industrial users of flammable substances, hazardous materials or explosives; and all older structures lacking modern fire safety features should be given careful attention.

Evacuation routes may be adopted and updated as part of the disaster response plan of the

City (see Fig. 8.5). The routes should be flexible to respond appropriately to various emergencies—exposure to hazardous materials, flood, fire or earthquake—and may need to change at the peak of an emergency because of unforeseen obstructions.

The City has adopted the Uniform Fire Code and the National Fire Code to address peak load water supply requirements, minimum road widths, and clearances around new structures.

Since Jan. 1, 1990, all new commercial, industrial and residential buildings in Rohnert Park, with the exception of new, detached, single family homes, are required to have automatic fire suppression systems (sprinklers) installed.

Since January 1995, all new detached, single family homes are required to have automatic fire suppression systems installed where a normal source of ignition is isolated. (For example, clothes dryers, kitchen stoves, furnaces, water heaters and in attic areas containing vents and chimneys).

Rohnert Park has a reasonably good record in minimizing fire losses. Property fire losses for the last few years were as follows:

Year	No of Incidents	Property Loss
1985	241	\$129,500
1986	240	707,635
1987	237	314,745
1988	328	330,700
1989	300	323,330
1990	210	491,020
1991	197	458,310
1992	203	267,310
1993	198	783,045
1994	229	236,085
1995*	154	306,635

*Year to date (1/1/95-10/10/95)

The vast majority of the fires in any given year are small (such as kitchen, trash and brush fires) or are vehicle fires. There has not been a fire incident related death reported since 1988.

There are presently four fire stations in the city: 435 Southwest Boulevard, 5200 Country Club Drive, 500 City Hall Drive and 1312 Maurice Avenue. The Main Station, 500 City Hall Drive, houses Administrative Services for Public Safety as well as fire fighting equipment. The Main Station was completed in August, 1992 and provides 33,000 square feet of space for Public Safety services. The City will continue to plan for the construction of a fifth station on the west side of U.S.

Highway 101. Completion of the fifth station will be determined by the demand.

The Public Safety Headquarters at 500 City Hall Drive has state-of-the-art equipment. This includes communications equipment (telephones, radios and similar equipment), and a dedicated main frame computer. The station provides 33,000 square feet of space for public safety services.

The Department of Public Safety classifies emergency calls into six categories: Codes 1, 2 and 3; delayed, fire, and medical. Different procedures are used in responding to emergencies depending upon its classification. First response times tabulate the time it takes for the first Public Safety per-

sonnel to reach the scene of an emergency. As noted earlier, these are usually patrolling Public Safety Officers which have been trained and equipped to respond to such emergencies. Fire trucks and ambulances arrive shortly after the first officers on the scene (see Fig. 8.6).

The highest priority calls are classified as CODE 3 calls. Officers respond using lights and sirens. CODE 3 is assigned to potentially life threatening emergencies only. Such calls include fires, ambulance calls, robberies, mental illness, domestic violence, attempted murder, vehicle fires and similar emergencies. First response time in 1989 was 3.60 minutes.

CODE 2 calls require immediate response. Officers proceed to the scene without delay, obeying all traffic laws while in route. CODE 2 calls include domestic disturbances, injury accidents, suspicious persons, theft and similar emergencies. The average first response time for these calls was less than 8.50 minutes in 1988 and 1989.

Officers are assigned to respond to CODE 1 calls as soon as available but will not be cleared from other activity to respond to such incidents. Such calls include missing persons, noise abatement, barking

S A F E T Y

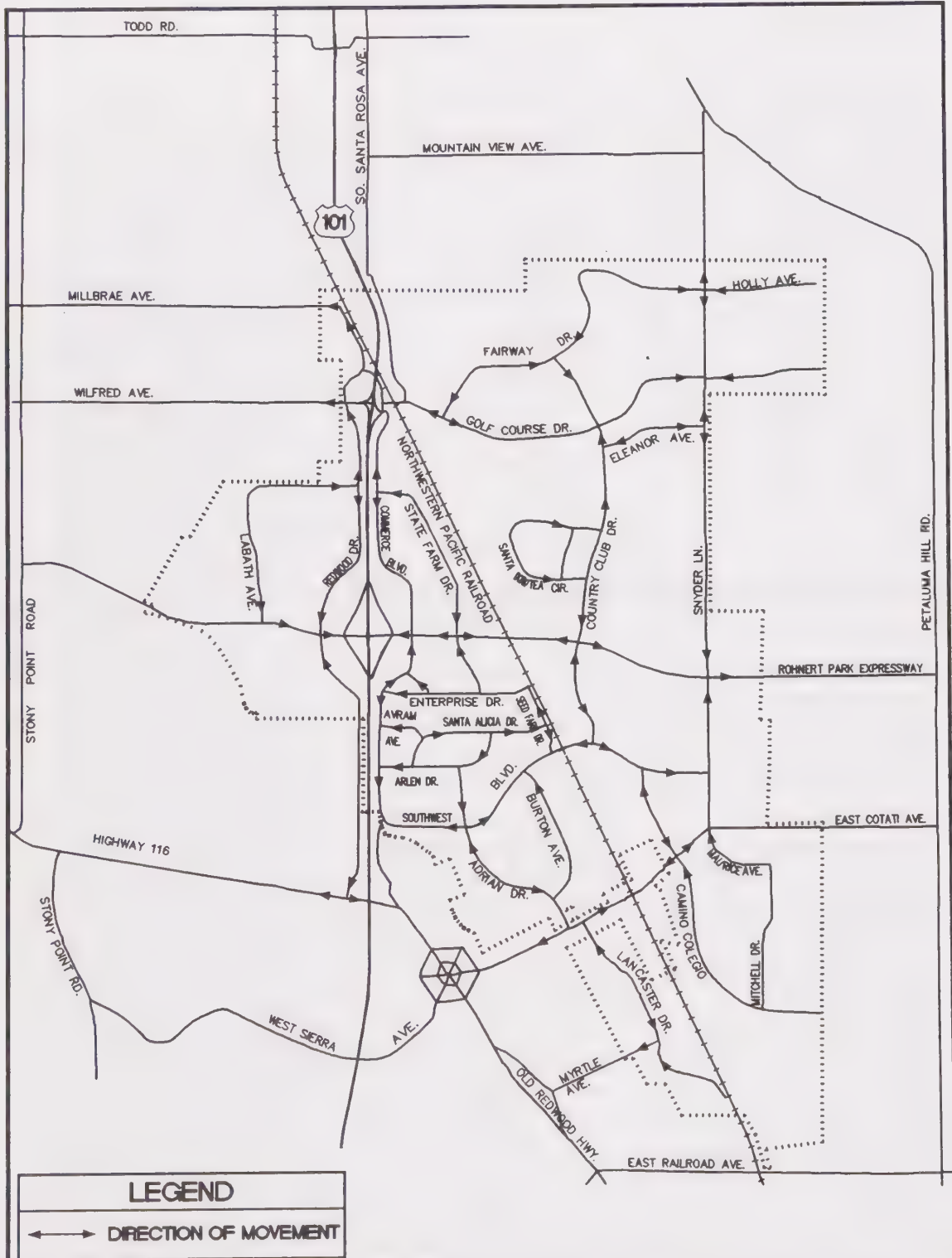


Figure 8.6
FIRST RESPONSE TIMES IN MINUTES
Rohnert Park, 1992 and 1995

Type of Call	Response Times				No. of Incidents			
	1992	1993	1994	1995	1992	1993	1994	1995
CODE 3	4.8	5.6	5.2	5.6	791	819	1176	806
CODE 2	7.0	5.1	8.3	7.8	2879	3307	5134	4576
CODE 1	7.2	7.6	18.8	19.4	9655	9202	13166	12574
DELAYED	6.6	5.6	18.7	30.1	9375	9437	4607	5194
FIRE	3.4	3.9	3.1	3.9	209	190	202	216
MEDICAL	6.6	7.7	5.6	4.9	1068	1081	1056	1205

dogs, fire inspections and similar incidents. The highest quantity of calls for service are CODE 1 calls. Average response times for CODE 1 calls are lower than those for CODE 2 calls because of a statistical quirk. For instance, when patrolling officers radio in and report they are leaving their car to interview someone, the incident is assigned a zero response time.

DELAYED calls is a category that was added in 1989. These are calls that the dispatcher has decided are of the lowest priority. All other pending calls will be handled prior to such incidents. These calls include lost and found incidents, animal complaints and impounds, incident reports and similar calls. DELAYED calls are usually held a minimum of 20 minutes.

8.6 - EMERGENCY MEDICAL CARE

Ambulance service in Rohnert Park is provided by Sonoma Life Support. Sonoma Life Support is a private emergency medical provider that was granted the contract to provide emergency services for the central Sonoma County Franchise area in 1991. The purpose of the franchise is to provide emergency medical services to all sectors of the population regardless of ability to pay, support the system through fees and minimize cost through public regulation of the service provider. Sonoma County monitors the service provider, ensuring that Sonoma Life Support maintains the required service levels.

The City of Rohnert Park is served by an ambulance station at 121 Southwest Boulevard, and units throughout the county provide backup service as needed. The station is staffed by a paramedic and other necessary staff at all times. Emergency services are provided 24 hours a day, seven days a week. The ambulance contains full communications including radio and phone linking the ambulance with the Santa Rosa and Petaluma hospitals.

The franchise agreement requires that Sonoma Life Support will maintain an eight minute or less response time 90 percent of the time. For the six month period of November, 1991 to April, 1992 Sonoma Life Support has maintained an average response time of four minutes and 43 seconds.

8.7 - HAZARDOUS MATERIALS

Hazardous materials cover a large number of substances that are a danger to the public. These include toxic metals, chemicals, and gases; flammable and/or explosive liquids and solids; corrosive materials; infectious substances; and radioactive material.

The City currently has and is refining a hazardous materials response plan. It builds upon the *Sonoma County Operational Area Hazardous Materials Incident Response Plan*. The goals of the City's hazardous materials planning are to contain and identify hazardous materials spills and to implement evacuation, clean-up and disposal.

The list of materials considered hazardous changes daily. Rather than rely on a list of chemical compounds that would be out-of-date the day it is published, the City relies on a general definition of hazardous materials. Hazardous materials are defined as: "Any natural or man-made element or substance, used, stored, or transported in commerce or industry, which poses a threat to the health and safety of life, the environment, or interrupts the social order."

The City of Rohnert Park is cooperating with a region wide effort to provide a hazardous waste management plan. Jurisdictions in Sonoma County formed a Joint Powers Agency between Sonoma County and cities within the county. The Joint Powers Agreement will provide for the development of a household hazardous waste collection facility and programs. The goal of the Joint Powers Agreement is to meet all legal requirements for household hazardous waste management that apply to Sonoma County and local municipalities.

Since 1993, the Joint Powers Agreement programs provide source reduction measures, facility development, mobile collection and public education.

The City subsidizes the collection of motor oil at the local Exxon Service Station. Three annual household hazardous waste collections have been conducted. Materials collected include herbicides, insecticides, paints, oils, solvents, etc. The City has also distributed educational material on how to avoid, store and handle household hazardous materials.

The City of Rohnert Park will continue to contain and identify hazardous materials spills and to implement evacuation, clean-up and disposal as needed.

Industrial and Commercial

hazardous materials are regulated and monitored by Sonoma County in cooperation with the City of Rohnert Park. The use, handling and storage of hazardous materials is subject to federal, State, County and local regulations. At present, Sonoma County is the primary entity that regulates hazardous materials. The City Department of Public Safety is investigating the feasibility of a municipal "Above Ground Hazardous Materials" ordinance. Such an ordinance may be formulated within two years.

The City has maintained an 11-member hazardous materials team. Various members of this team have completed extensive training and qualify as Hazardous Materials Technicians.

Should a hazardous materials event occur within the city, the hazardous materials team will take a leading role in protecting the public. The team will follow general response guidelines but must fit the response to the specific incident.

Of note, the Safety Kleen Corporation operates a hazardous materials transfer station in Rohnert Park. The total amount of hazardous materials stored at any given time is 2,000 gallons. Hazardous materials are shipped to the

company's plant in Reedley, California, for treatment. The primary hazardous material is 1,450 gallons per day, on average, of the mineral spirit Stoddard Solvent. Each day the Rohnert Park plant stores approximately 40 gallons of Perchlorethylene (Perk), a cleaning solvent used by dry cleaning businesses. The company stores about 40 gallons of lacquer thinner per day also. Toxic materials are obtained from an area extending from San Francisco to Eureka. The recycled materials are sold back to the same businesses, a closed loop process. The company does not treat or dispose of any hazardous materials on the Safety Kleen site in Rohnert Park.

Numerous types of hazardous materials are transported on U.S. Highway 101. The California Highway Patrol is responsible for hazardous materials accidents on the Highway. In unincorporated areas, the Sheriff's Department is responsible for hazardous materials accidents. The City maintains communication links with these agencies and will participate, as necessary, in the response to hazardous materials accidents.

There are no known hazardous material disposal sites in the Rohnert Park area. All hazardous waste is placed in con-

tainers and shipped to sites outside the community. Public Safety personnel have been specifically assigned to, and have actively investigated illegal hazardous waste dumping. Most illegal hazardous waste dumping in Rohnert Park consists of the disposal of oil and gasoline in storm drains. As stated earlier in this element, the City subsidizes the collection of hazardous materials in an effort to reduce illegal dumping.

8.8 - OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS, PROPOSALS AND IMPLEMENTATION MEASURES

OBJECTIVES

1. Assist persons with special needs such as those with chronic illness, the frail, elderly and the handicapped in emergency situations and in particular during and after earthquakes.

2. Critical facilities will function in case of disaster and the risk

of damage or loss of life will be minimized.

3. Support county-wide household hazardous waste collection and disposal programs.

4. Continue to protect the community's health, safety, welfare, natural resources and property through regulation of authorized use, elimination of unauthorized use, storage, transport and disposal of hazardous materials with specific focus on problem prevention.

5. Continue to provide the public with emergency preparedness information and appropriate safety inspection as needed.

PRINCIPLES

1. Continue to maintain preparedness plans to ensure emergency facilities will function in the event of a disaster.

2. Cooperate with other public agencies to store, organize, distribute, and administer emergency medical equipment, supplies, services and communication systems.

S A F E T Y

3.
Land uses in areas prone to natural hazards shall only be allowed with appropriate mitigation.

4.
Incorporate fire prevention measures into development planning as required. Measures may include the use of fire resistant building materials, installation of automatic fire suppression systems (sprinklers), proper siting, and emergency vehicle access.

5.
Continue inspections and record keeping regarding storage of hazardous materials.

6.
Continue to protect ground water and soil from contamination.

ment to adequately mitigate safety hazards on sites having a history or threat of slope instability, seismic activity including liquefaction, ground failure and ground rupture, inundation from dam failure or flooding and/or fire.

4.
Continue installation of fire prevention systems.

5.
Programs for public education on any safety subjects should include steps individuals can take to prepare their own or their family's emergency preparedness plan for various situations.

6.
Households should prepare to be self sufficient for at least 72 hours after a disaster strikes the community.

2.
Continue to use the National Flood Insurance Program standards for flood control developments.

3.
The City will continue to strive for an annual average of four minute response time for emergency services.

4.
Strive to maintain a service standard for sworn Public Safety Officers at a ratio of 1.0 officers per 1,000 population, including daytime population variations.

5.
Strive to maintain a standard of approximately 1.3 personnel trained in fire prevention (including volunteers) per 1,000 population.

POLICIES

1.
Continue to require that new developments provide adequate drainage improvements.

2.
Work with owners of existing buildings in flood prone areas to minimize flooding impacts.

3.
Continue to regulate develop-

STANDARDS

1.
The following critical facilities should maintain a very low level risk of damage or failure in case of disaster: structures with high or involuntary occupancy; utilities; communication lines; transportation facilities; police, fire and medical facilities; and structures whose failure may be hazardous to large areas.

PROPOSALS

1.
Provide a Public Safety substation with a fire engine on the west side of U.S. Highway 101, when required, at a location to be determined.

2.
Continue to underground utilities where and when feasible.

IMPLEMENTATION MEASURES

1. Encourage neighborhood action and crime watch programs. Programs address what neighborhood residents should do to prevent crime, what to do during an emergency, and in particular, during and after an earthquake.
2. Continue to maintain emergency preparedness plans for specific facilities and lifelines critical to effective disaster response and evaluate their abilities to survive and operate efficiently immediately after a major disaster. Designate alternative facilities for post-disaster assistance in the event that primary facilities become unusable.
3. Maintain an emergency preparedness plan which includes evacuation routes (see Fig. 8.1). The Department of Public Safety will administer the plan and recommend changes to the disaster response plan as needed.
4. Improve drainage channel capacity in ways that will pre-
- serve the natural character of the waterways where feasible.
5. Regulate land uses in flood-prone areas and allow development in those areas only with appropriate mitigation.
6. Cooperate with the Sonoma County Water Agency relative to flood plain management and to protect drainage channels and keep them clear of silt and debris.
7. Utilize soils engineering and geology reports for new development when determined appropriate.
8. Require dynamic ground-motion analyses and responsive structural design for new high rise structures when appropriate.
9. Review, analyze and provide recommendations for projects based on geotechnical reports and development plans.
10. Continue to require landowners to mow weeds on vacant lots for nuisance and fire protection purposes.
11. Continue the practice of having Public Safety officers respond directly to fire and medical emergencies as well as police calls.
12. Continue to encourage Public Works employees and Public Safety employees to become qualified as emergency medical technicians.
13. Maintain updated drainage and flood zone maps.
14. Record information of officially identified geologic hazards on parcel maps and final maps.
15. Increase public awareness of seismic hazards and to educate the community on procedures that can help to minimize injury and property loss before, during, and after an earthquake.

DEFINITIONS

Public Safety Officer:

Under general supervision, to perform law enforcement and crime prevention work; to control traffic flow and enforce state and local traffic regula-

tions; to perform fire services activities; and to do related work as required.

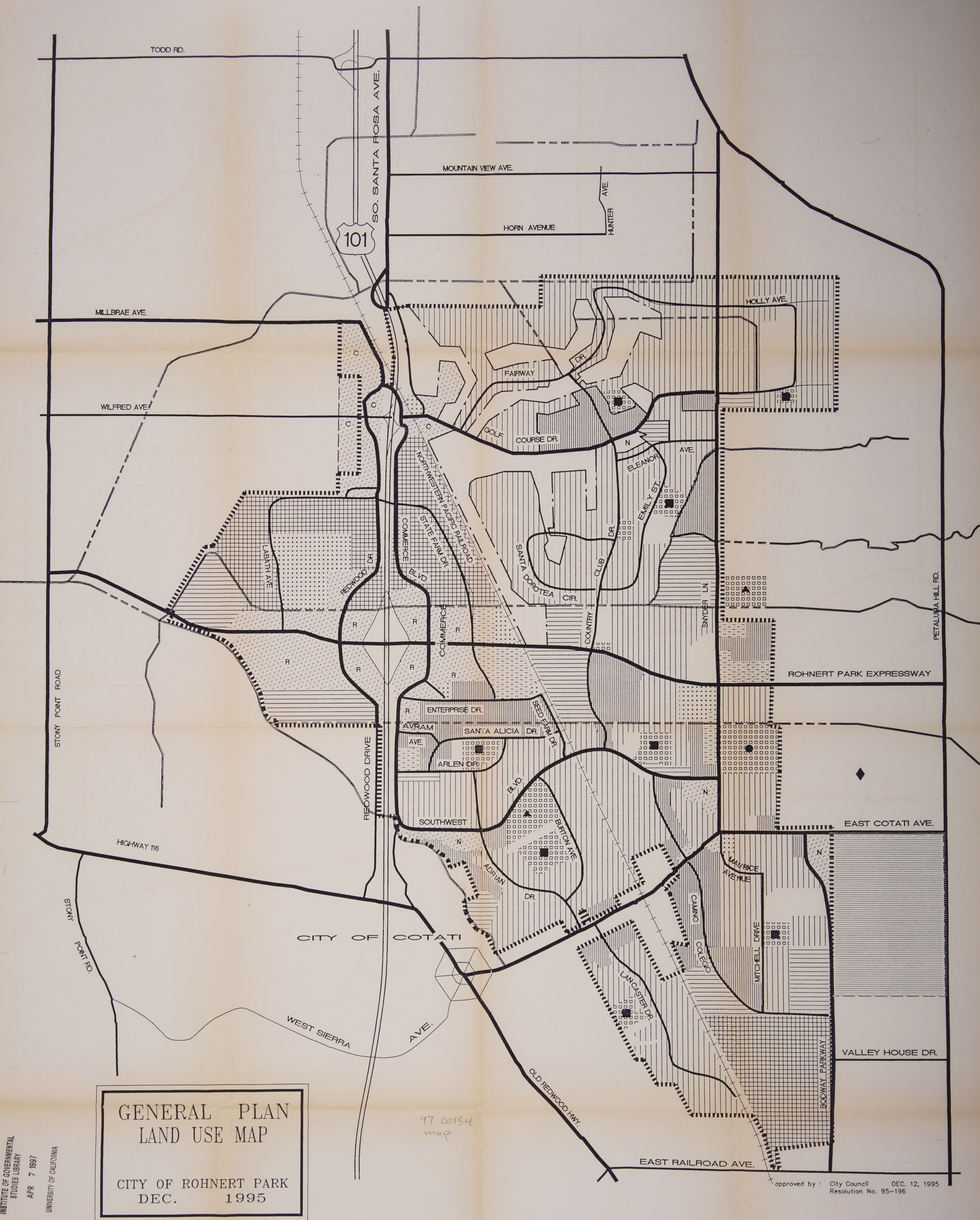
Community Safety Officer

Under general supervision, to enforce municipal and state laws concerning zoning, health and safety, parking regulations and animal control within the corporate city limits; to collect and transport animals to the animal control shelter; to collect fees related to the impounding of such animals; and to do related work as required.

Volunteer Auxiliary Firefighter

Under general supervision, to maintain fire equipment, fight fires and participate in fire prevention activities; to operate firefighting equipment in answering emergency and other calls; to successfully complete department and firefighting training; to do related work as related.





GENERAL PLAN LAND USE MAP

CITY OF ROHNERT PARK
DEC. 1995

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- | | | | | | | | |
|--|--|--|---|--|--------------------------|----------------------------|-----------|
| | PARKS, RECREATION AND GOLF COURSE FACILITIES | | PROFESSIONAL / OFFICE / MEDICAL
30 TO 35 PER CENT LOT COVERAGE | | AREA SUBJECT TO FLOODING | ROAD CLASSIFICATION | |
| | RURAL RESIDENTIAL
1 UNIT PER ACRE | | COMMERCIAL (30 TO 35% LOT COVERAGE)
N - NEIGHBORHOOD COMMERCIAL
C - COMMUNITY COMMERCIAL
R - REGIONAL COMMERCIAL | | CITY LIMITS | | FREEWAY |
| | LOW DENSITY RESIDENTIAL
1 TO 5 UNITS PER ACRE | | INDUSTRIAL / DISTRIBUTION
30 TO 35 PER CENT LOT COVERAGE | | SPHERE OF INFLUENCE | | ARTERIAL |
| | INTERMEDIATE DENSITY RESIDENTIAL
5 TO 10 UNITS PER ACRE | | PUBLIC
30 TO 35 PER CENT LOT COVERAGE | | | | COLLECTOR |
| | HIGH DENSITY RESIDENTIAL
10 TO 30 UNITS PER ACRE | | DRAINAGE CHANNELS | | | | RAILROAD |
| | INSTITUTIONAL | | | | | | |
| | STATE UNIVERSITY | | HIGH SCHOOL | | | | |
| | MIDDLE SCHOOL | | ELEMENTARY SCHOOL | | | | |
- GRAPHIC SCALE

(IN FEET)
1 inch = 1000 ft.

1000 0 500 1000 2000 4000

approved by : City Council DEC. 12, 1995
Resolution No. 95-196

